WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150035694 DEEDWARR
Recvd: 05/08/15 10:45 2 pgs
Fees:13.00 Taxes:592.00
20150508-0042270

Y-C21-14-316

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/2016 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brandon Williams	**Fifth Third Mortgage Company, ISAOA**	
(NAME)	(NAME)	**82-7-322.00**
316 Hancock Street	**5001 Kingsley Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Cincinnati, OH 45227**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **RONZA MICHELLE BUCHANAN,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BRANDON WILLIAMS, UNMARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 23, EAST NASHVILLE REAL ESTATES COMPANY'S PLAN OF LOTS, as shown on plat of record in Plat Book 57, Page 11, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Installment Deed from Leon Gilbert to John Emerson Buchanan and wife, Louise Buchanan as recorded on the 25th day of August, 1967 in Deed Book 4165, Page 289. The said John Emerson Buchanan having since died on September 6, 1998, leaving Louise Buchanan as the suriving tenant by th entirety. Louise Buchanan having since died on May 6, 2012, leaving the said property to Ronza Michelle Buchanan by Last Will and Testament as referenced in Docket No. 13P1550 of the Probate Court of Davidson County, Tennessee. See also Affidavit of Heirship as recorded on the 10th day of October, 2013 in Instrument No. 20131010-0106589, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015.
- Plat of EAST NASHVILLE REAL ESTATES COMPANY'S PLAN OF LOTS, as recorded in Plat Book 57, Page(s) 11.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **316 Hancock Street, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 1st DAY OF MAY, 2015.

Ronza Buchanan
Ronza Michelle Buchanan

Estate of LOUISE HARRIS BUCHANAN

Ronza Buchanan
By: Ronza Michelle Buchanan, Executrix

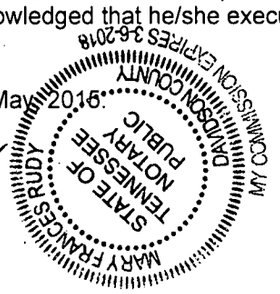
Ronza Michelle Buchanan, Executrix, joins herein to convey any and all interest the estate may have in the subject property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONZA MICHELLE BUCHANAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of May, 2015.

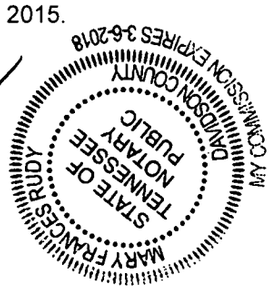
Mary Frances Rudy
Notary Public
My Commission Expires: 3-6-18
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONZA MICHELLE BUCHANAN, Executrix of the Estate of LOUISE HARRIS BUCHANAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 1st of May, 2015.

Mary Frances Rudy
Notary Public
My Commission Expires: 3-6-18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212