File Box
248

This Instrument Prepared By:
TITLE ESCROW OF BRENTWOOD, INC.
5111 Maryland Way, Ste. 205
Brentwood, TN 37027
(615)221-0032

BILL GARRETT, Davidson County
Trans:T20150057777 DEEDWARRSP
Recvd: 07/16/15 11:03 4 pgs
Fees:23.00 Taxes:888.00
20150716-0069395

ADDRESS NEW OWNER:
Grand Canyon Properties, LLC
P.O. Box 160591
Nashville, TN 37216

SEND TAX BILL:
Grand Canyon Properties, LLC
P.O. Box 160591
Nashville, TN 37216

MAP AND PARCEL:
17206002100

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 240,000.00.

AFFIANT

Subscribed and sworn to before me this 14th day of July, 2015.

NOTARY PUBLIC

ANN B. WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 10/5/15

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable considerations accepted, the receipt and sufficiency of which is hereby acknowledged, **Matthew Oberbreckling, Administrator of the Estate of Robert William Buchanan,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 15P-516, and **Sheron H. Buchanan**, the Grantors, has this day bargained and sold, and do hereby transfer and convey unto **Grand Canyon Properties, LLC, a Tennessee limited liability Company**, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, INCORPORATED HEREIN

This is improved property known 5028 Marc Drive, Nashville, TN 37211.

And now **Matthew Oberbreckling, Administrator of the Estate of Robert William Buchanan and Sheron H. Buchanan,**. for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby convey all of their interest unto the said **Grand Canyon Properties, LLC, a Tennessee limited liability Company**, its successors and assigns, forever; and Grantor(s) covenant with the said Grantee(s) that the same is conveyed subject to such limitations and restrictions as may affect the premises. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 14th day of July 2015.

Estate of Robert William Buchanan

By: _____

Matthew Oberbreckling, Administrator

Sheron H. Buchanan

Sheron H. Buchanan

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Matthew Oberbrecking,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he as **Administrator of the Estate of Robert William Buchanan,** pursuant to an order of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 15P-516, the bargainor, and as such Administrator, being so authorized by said court, executed the within Deed for the purposes therein contained.

Witness my hand and official seal this the 14th day of July, 2015.

NOTARY PUBLIC

ANN B. WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 10/5/15

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Sheron H. Buchanan,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she the bargainor, executed the within Deed for the purposes therein contained.

Witness my hand and official seal this the 14th day of July, 2015.

NOTARY PUBLIC

ANN B. WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 10/5/15

EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 2015-083

Being Lot No. 29 on the plan of Section Two, Harvard Estates of record in Book 4675, page 61, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert W. Buchanan and wife, Sheron H. Buchanan by deed from Richard G. Smith and wife, Rhonda W. Smith dated August 31, 1990, of record in Book 8188, page 131,, Register's Office for Davidson County, Tennessee. Robert William Buchanan and Sheron Dale Buchanan divorced in August, 2010, Docket No. 10D-555, Fourth Circuit Court for Davidson County, Tennessee. Pursuant to the Marital Dissolution Agreement, upon the sale of the property the remaining proceeds would be divided between the parties, 50-50 percent. Robert W. Buchanan a/k/a Robert William Buchanan died on February 7, 2015, intestate. Pursuant to an Order of the Seventh Circuit Court for Davidson County, Tennessee, Probated Division, Docket No. 15P-516 declared Robert William Buchanan's Estate to be insolvent and so ordered the property be brought into the Estate to be sold by Matthew Oberbreckling, as Administrator.

This conveyance is subject to 2015 taxes, prorated and assumed by the Grantees; all matters as set out on the plan of record in Book 4475, page 61; Driveway and Rock Wall Easement as se out in Book 6927, page 438, said Register's Office. Subject to the rights and claims of parties in possession.
This property is being sold as is.