BILL GARRETT, Davidson County
Trans: T20150057885 DEEDWARR
Recvd: 07/16/15 12:30 2 pgs
Fees: 13.00 Taxes: 647.50
20150716-0069628

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF July, 2015.

Notary Public
MY COMMISSION EXPIRES:
File No. G15-1850D

GREGG W. CLAMPETT NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY My Commission Expires December 5, 2018

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ryan T. Crosby (NAME)	Wells Fargo Bank (NAME)	32-67
1373 Campbell Road (STREET ADDRESS)	7601 Penn Ave S. Ste A1 (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Richfield MN 55423 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Norma G. Buchanan, Trustee of the Buchanan Survivors Trust**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ryan T. Crosby, a single man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in the 10th, formerly 22nd, Civil District of Davidson County, Tennessee, being a part of a 50.34 acre tract conveyed to Arliss R. Bess, et ux, by Deed of record in Book 2863, page 573, and in Book 2909, page 378, R.O.D.C., Tennessee, more particularly described according to a survey by Chas. Wallace, dated 3-4-66, as follows:

Beginning at an iron pin in a fence corner 25 feet south of the center line of Campbell Road, said point being 652 feet, more or less, in a southwesterly direction, along the center line of Campbell Road, from A.R. Bess' northeast corner; thence South 32°00' East 350 feet to an iron pin in a fence corner; thence South 42°40' West with said fence line 115.11 feet to an iron pin in said fence; thence North 32°00' West 385 feet to an iron pin in fence line 25 feet south of the center line of Campbell Road; thence North 56°12' East with said Road 111.06 feet to the point of beginning.

BEING the same property conveyed to Norma G. Buchanan, Trustee of the Buchanan Survivor's Trust U/A/D January 11, 2000 from Norma G. Buchanan, U/A/D January 11, 2000, by Quit Claim Deed dated November 3, 2000, as Instrument No. 20001109-0111621, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record:

The 2014 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1373 Campbell Road, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 10th day of July, 2015.

BUCHANAN SURVIVORS TRUST

By: Norma G Buchanan Trustee
Norma G. Buchanan, Trustee

July 10, 2015
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Norma G. Buchanan, Trustee for Buchanan Survivors Trust, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Trustee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 10th day of July, 2015.

My Commission Expires: 8-23-16

Notary Public

BRIAN L. SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066