WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of July, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/11/16

(AFFIX SEAL)

DIANNE M. CA... NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marta L. Warren	Bank of America	103150B14600co
(NAME)	(NAME)	
1361 Merry Brook Drive	4909 Savarese Circle	
(ADDRESS)	(ADDRESS)	
Kalamazoo, MI 49048-5856	Tampa, Florida 33634	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Michael A. Buchanan and wife, Amanda J. Buchanan, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Marta L. Warren, unmarried, 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 Davidson County, Tennessee, being Lot No. 11, Section B, on the Plan of "Laurel Heights" Subdivision of record in Plat Book 3600, Page 44, in the Register's Office for Davidson County, Tennessee, and lot fronts 85 feet o Paula Drive, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael A. Buchanan, a married person by Warranty Deed from Peter Vongboupha and Linda Vongboupha, husband and wife of record in Instrument No. 20081107-0110764 Register's Office for Davidson County, Tennessee, dated October 30, 2008 and recorded on November 07, 2008.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 112 Paula Drive, Old Hickory, TN 37138

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

BILL GARRETT, Davidson County
Trans:T20150062361 DEEDWARR
Recvd: 07/29/15 13:54 2 pgs
Fees:13.00 Taxes:552.78
20150729-0074821

Witness our hands this 22nd day of July, 2015.

Michael A. Buchanan

Amanda J. Buchanan

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 22nd day of July, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Michael A. Buchanan and Amanda J. Buchanan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

Notary Public,

