BILL GARRETT, Davidson County
Trans:T20150065093 DEEDWARR
Recvd: 08/05/15 15:55 2 pgs
Fees:13.00 Taxes:721.50
20150805-0078176

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF August, 2015.

Notary Public
MY COMMISSION EXPIRES: 8/23/2016
File No. G15-2316D

AMANDA VAUGHN Notary Public State of Tennessee DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Daniel L. Loveday, unmarried (NAME)	The Home Lending Group, LLC (NAME)	053140B03200 CO
132 Kiowa Trail (STREET ADDRESS)	10820 Kingston Pike, Suite 12 (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Knoxville, TN 37934 (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, **Antoine F. Buchanan and Jolanda K. Buchanan, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel L. Loveday, 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. 79 on the plan of THE WOODS OF NEELY'S BENDS, PHASE 3, as shown by plat of record in Instrument No. 20080606-0058247 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Antoine F. Buchanan and Jolanda K. Buchanan, husband and wife from NVR, Inc., a Virginia Corporation TA Fox Ridge Homes, by Special Warranty Deed dated September 10, 2007, as Instrument No. 20070912-0109368, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 11527, page 304 as amended in Instrument No. 2005018-0029990, and in any allied instrument(s) referred to in said restrictions.
3. Charter of Homeowner's Association of record in Book 11527, page 331, Register's Office for Davidson County, Tennessee.
4. Bylaws of record in Book 11527, page 336, Register's Office for Davidson County, Tennessee.
5. Sanitary Sewer Easement as recorded in Book 6931, page 982, Book 6932, page 22, Book 7358, page 637, Book 8081, page 806, Book 8081, page 815, Book 8081, page 818, Book 11213, page 464, Book 11213, page 467, Book 11213, page 470, Register's Office for Davidson County, Tennessee.
6. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20080606-0058247, Register's Office for Davidson County, Tennessee.
7. Subject to all matters in Book 974, page 26, Register's Office for Davidson County, Tennessee.

8. Easement granted as recorded in Book 894, page 320 and Book 972, page 465, Register's Office for Davidson County, Tennessee.

9. Storm Water Agreement as recorded in Instrument No. 20030313-0033942 and Instrument No. 20060727-0090952, Register's Office for Davidson County, Tennessee.

10. Subject to all matters shown on Book 843, page 37, said Register's Office.

11. All matters appearing on the 1st Revision, Final Plat of the Woods of Neely's Bend, Phase 3, or record in Instrument No. 20080606-0058247, Register's Office for Davidson County, Tennessee.

12. Quitclaim Deed to Homeowners Association for open space of record in Instrument No. 20110916-0072158, Register's Office for Davidson County, Tennessee.

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 132 Kiowa Trail, Madison, TN 37115.

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 3rd day of August, 2015.

Antoine F. Buchanan — August 03, 2015 Date

Jolanda K. Buchanan — August 03, 2015 Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Antoine F. Buchanan and Jolanda K. Buchanan, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 3rd day of August, 2015.

My Commission Expires:_____

Notary Public

D. TODD SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
EXPIRES 8-21-18

PREPARED BY AND RETURN TO:

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