WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150081604 DEEDWARR
Recvd: 09/25/15 08:18 2 pgs
Fees:13.00 Taxes:777.00
20150925-0097449

O-BR-15-2709

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

NATHAN KEITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

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)
Mark Buchanan and Suzanne Buchanan	new owner	
(NAME)	(NAME)	**173-09A-686.00CO**
8208 Holly Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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 **PAUL D. WEISSERT, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MARK BUCHANAN AND SUZANNE BUCHANAN, HUSBAND AND WIFE,** 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 No. 731 on the Plan of Section One of Phase Eight, Lenox Village, of record in Instrument No. 20060824-0104608, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Paul D. Weissert by Quitclaim deed from Megan M. Weissert of record in Instrument No. 20090902-0082381 Register's Office for Davidson County, Tennessee, dated August 19, 2009 and recorded on September 02, 2009.

NOTE: AMANDA LYNNE WEISSERT JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HER INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

SPECIFIC POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREIN IN INSTRUMENT NUMBER 20150925-0097447 & 20150925-0097448.

This conveyance is subject to:
- Taxes for the year 2015 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20060824-0104608, Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Lenox Village, a Traditional Neighborhood Development Master Deed Restrictions of record in Instrument Number Instrument No. 20020315-0032825, as supplemented in Instrument No. 20021226-0158459, Instrument No. 20060321-0032382 and Instrument No. 20080326-0030449, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions with By-Laws of Lenox Village, a Traditional Neighborhood Development of record in Instrument No. 20020315-0032826, Instrument Number 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20040526-0062220, Instrument No. 20050113-0005133, Instrument No. 20040526-0062221, Instrument No. 20050119-0006853, Instrument No. 20050324-0032209, Instrument No. 20050815-0096405, Instrument No. 20060120-0007914, Instrument No.

20060221-0020352, Instrument No. 20060309-0027423, Instrument No. 20060321-0032383, Instrument No. 20060622-0074677, Instrument No. 20070103-0001284, Instrument No. 20070830-0104306, Instrument No. 20080326-0030439, Register's Office for Davidson County, Tennessee.
• Charter of Lenox Village Neighborhood Association, Inc. of record in Instrument Number 2002041-20045831, in the Register's Office for DavidsonCounty, Tennessee.
• Quitclaim Deed for common areas to Lenox Village Neighborhood Association, Inc. Homeowner's Association of record in Instrument No. 20020510-0053757 and Instrument No. 20020507-0056338, Register's Office for Davidson County, Tennessee.
• Storm Water Detention Agreement of record in Instrument Number 20020628-0078164 and Instrument No. 20051213-0149579, in the Register's Office for DavidsonCounty, Tennessee.
• Easements of record in Instrument Number 20010918-0100849, Instrument No. 20010918-0100850, Instrument No. 20010918-0100851 and Instrument No. 20010918-0100852, in the Register's Office for DavidsonCounty, Tennessee.
• Subject to rights of others in and to the common areas and/or elements.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2709 Dracut Ln , Nashville, Tennessee 37211**.

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 21st DAY OF SEPTEMBER, 2015.

Paul D. Weissert by
Earl Weissert Attorney in Fact
Paul D. Weissert by Earl Thomas Weissert,
Attorney In Fact

Amanda Lynne Weissert by
Earl Weissert Attorney in Fact
Amanda Lynne Weissert by Earl Thomas Weissert,
Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Earl Thomas Weissert, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of PAUL D. WEISSERT and AMANDA LYNN WEISSERT, and who acknowledged he executed the same as the free act and deed of the said PAUL D. WEISSERT and AMANDA LYNN WEISSERT.

Witness my hand and official seal, this the 21st of September, 2015.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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