WARRANTY DEED

LISA S. GEOGHEGAN — STATE OF TENNESSEE NOTARY PUBLIC — WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $180,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 1st DAY OF OCTOBER, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9-20-2017

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 15-7786 BUCHANAN CP

ADDRESS OF NEW OWNER	SEND TAX BILLS TO : If left blank please use the address of the new owner	MAP-PARCEL
Joyce E. Buchanan and James Michael Buchanan	Joyce E. Buchanan	142-05-0C-011.00 CO
1043 Todd Preis Drive	1043 Todd Preis Dr	
Nashville, TN 37221	Nashville TN 37221	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

THE JEAN WINDES CONLEY FAMILY TRUST, U/A/D JULY 24, 2015

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JOYCE E. BUCHANAN AND HUSBAND, JAMES MICHAEL BUCHANAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1043 Todd Preis Drive, Nashville, TN 37221

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/or 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/or 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 its hand on the 1st day of October, 2015.

The Jean Windes Conley Family Trust, u/a/d July 24, 2015

BY: Jonathan Conley Trustee
Jonathan Conley, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Jonathan Conley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Trustee of THE JEAN WINDES CONLEY FAMILY TRUST, U/A/D JULY 24, 2015, the within named barganor, and that Jonathan Conley, Trustee, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said trust for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 1st day of October, 2015.

Notary Public

My Commission Expires: 6-21-2016

CHAD I. PEARMAN — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY — My Commission Expires 06-21-2016

BILL GARRETT, Davidson County
Trans: T20150084778 DEEDWARR
Recvd: 10/05/15 15:48 2 pgs
Fees: 13.00 Taxes: 666.00

20151005-0101380

EXHIBIT A - LEGAL DESCRIPTION

A certain condominium apartment in Davidson County, Tennessee, being Unit No. X-401, together with the carport designated X-401-C, on the plan of Phase One, Section Four, River Plantation Condominium Apartments, of record in Book 4860, Pages 17, 18, and 19, as amended in Book 4860, Pages 107, 108, and 109, both in the Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed by Quitclaim Deed from the Jean Windes Conley to Jonathan Conley, Trustee, and his successors in trust, of the Jean Windes Conley Family Trust, as recorded on the 11th day of August, 2015 in Instrument No. 20150811-0080323 and Warranty Deed from Jay G. Hamilton to Jean W. Conley, as recorded on the 16th day of September, 2002 in Instrument No. 20020916-0112152, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 4860, Page(s) 17, 18 and 19, Plat Book 4860, Pages 107, 108 and 109 and Boundary Plat recorded in Plat Book 4860, Page 16, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of by-Laws recorded in Book 4892, Page 456.

f. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed of record in Book 4892, Page 440 , as amended by instrument(s) of record in Book 4956, Page 756, Instrument Nos. 20050128-0100626 and 20050602-0062760; also subject to easements, rights and interests 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 building thereon.