BILL GARRETT, Davidson County
Trans:T20150087785 DEEDQC
Recvd: 10/15/15 09:12 5 pgs
Fees:27.00 Taxes:0.00
20151015-0104776

This Instrument Prepared By:

Steven K. Wood
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
Baker Donelson Center, Suite 800
211 Commerce Street
Nashville, Tennessee 37201

Address New Owner as Follows:	*Send Tax Bills To*
Keith M. Buchanan 4816 Redcastle Nashville, TN 37211	Same
Map & Parcel No.: 161 13 0B 412.00	

EXECUTOR QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that we, Mark E. Buchanan and Keith M. Buchanan as the duly-appointed Co-Personal Representatives of the ESTATE OF MARIAN M. BUCHANAN, deceased (the "decedent"), who died on April 18, 2015, and whose estate is being administered in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), Case No. 15P820, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in connection with the distribution of the estate of the decedent pursuant to the decedent's will which was duly admitted to probate and of record at the Clerk's Office of the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), hereby releases, remises and quitclaims unto Keith M. Buchanan, all of the right, title and interest of the decedent and the decedent's estate in and to a certain tract or parcel of land in Davidson County, Tennessee, described more particularly as follows:

Land in Davidson County, Tennessee, being Unit No. 412 of Creekside of Brentwood, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Amended and Restated Master Deed for Creekside of Brentwood, of record in Instrument Number 200502040013611, as amended in Instrument Number 200503290034131, Instrument Number 200508220100021 and Instrument Number 200706220075126, of record in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed Reference is hereby made to the Final Plat of Creekside at Brentwood as shown on plat of record in Instrument Number 200907300071237, said Register's office, for a more complete identification and description of such Unit.

Being the same property conveyed to Marian Buchanan, an unmarried woman, by deed from Jawad Aman Ulla Babar and Rekhmina Iftikhar Babar, husband and wife, of record as Instrument No. 2015121-0005699, Register's Office for Davidson County, Tennessee. The said Marian Buchanan having since died on April 18, 2015 and by Last Will and Testament filed for probate under Docket No. 15P820 of the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, the subject property is devised to Mark E. Buchanan and Keith M. Buchanan as Co-Personal Representatives of the Estate of Marian M. Buchanan.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This property is improved property known as 412 Lazy Creek Lane, Nashville, TN 37211.

Executed this 6th day of October, 2015.

Estate of Marian M. Buchanan

Mark E. Buchanan, Co-Personal Representative

Keith M. Buchanan, Co-Personal Representative

Mark E. Buchanan, Individually

Keith M. Buchanan, Individually

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, Dana M. Wood, Notary Public, Mark E. Buchanan, Co-Personal Representative of the Estate of Marian M. Buchanan with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of October, 2015.

DANA M WOOD
MY COMMISSION EXPIRES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Dana M. Wood
Notary Public

My Commission Expires: 11/5/2018

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, Dana M. Wood, Notary Public, Mark E. Buchanan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of October, 2015.

DANA M WOOD
MY COMMISSION EXPIRES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Dana M. Wood
Notary Public

My Commission Expires: 11/5/2018

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, Dana M. Wood, Notary Public, Keith M. Buchanan, Co-Personal Representative of the Estate of Marian M. Buchanan with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of October, 2015.

DANA M WOOD
MY COMMISSION EXPIRES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Dana M. Wood
Notary Public

My Commission Expires: 11/5/2018

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, Dana M. Wood, Notary Public, Keith M. Buchanan, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of October, 2015.

DANA M WOOD
MY COMMISSION EXPIRES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Dana M. Wood
Notary Public

My Commission Expires: 11/5/2018

STATE OF TENNESSEE
COUNTY OF

The actual consideration for this transfer is $0.

This transfer is exempt from real estate transfer tax pursuant to Tennessee Code Annotated Section 67-4-409 (A)(3)(D).

Affiant

Subscribed and sworn to before me this 16th day of October, 2015.

DANA M WOOD
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES

Notary Public

My Commission Expires: 11/5/2018