BILL GARRETT, Davidson County
Trans:T20150087785 DEEDQC
Recvd: 10/15/15 09:12 5 pgs
Fees:27.00 Taxes:0.00
20151015-0104777

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 Red Castle Nashville, TN 37211	Same
Map & Parcel No.: 172 12 0D 065.00	

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 Lot 505 as shown on the final Plat of the Town Center Homes at Lenox Village, Section 2, filed of record in Instrument No. 200050322-0031182, in the Register's Office of Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Marian M. Buchanan, by deed from Corina Garcia Chen and husband Eric Hong Chen, by deed of record as Instrument No. 20150304-0018927, Register's Office for Davidson County, Tennessee. The said Marian M. 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 7220 Althorp Way, 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 12 day of October, 2015.

DANA M WOOD
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES
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 12 day of October, 2015.

DANA M WOOD
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES
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 6th day of October, 2015.

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

Notary Public

My Commission Expires: 11/5/2018