BOX 10-B	STATE OF TENNESSEE COUNTY OF **DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$370,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF **DECEMBER, 2015.** Notary Public MY COMMISSION EXPIRES: **NOVEMBER 5, 2018** (AFFIX SEAL)

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN P. HOVNANIAN, ET UX	**FARMINGTON MORTGAGE**	**172-06-0-021.00**
(NAME) **5028 MARC DRIVE**	(NAME) 2002 Richard Jones Rd #300A	
(ADDRESS) **NASHVILLE, TN 37211**	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150108857 DEEDWARR
Recvd: 12/28/15 10:18 2 pgs
Fees:13.00 Taxes:1369.00
20151228-0129692

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, **WE, GRAND CANYON PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **JOHN P. HOVNANIAN AND MARY LOU APP HOVNANIAN, HUSBAND AND WIFE,** 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. 29 on the plan of Section Two, Harval Estates, of record in Plat Book 4675, page 61, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to ROBERT W. BUCHANAN AND WIFE, SHERON H. BUCHANAN, by deed from RICHARD G. SMITH AND WIFE, RHONDA W. SMITH, of record in Book 8188, page 131, dated August 31, 1990, said Register's Office. The said Robert W. Buchanan and Sheron H. Buchanan having since divorced by Final Decree in the 4th Circuit Court for Davidson County, Tennessee, Docket No. 10D-555, dated August 4, 2010. The said Robert W. Buchan died intestate on or about February 7, 2015. Pursuant to an Order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, the Estate of Robert William Buchanan was declared Insolvent and so ordered the property to be brought into the Estate to be sold by Matthew Oberbreckling, as Administrator. Being further conveyed to Grand Canyon Properties, LLC, a Tennessee Limited Liability Company by deed from Matthew Oberbreckling, Administrator of the Estate of Robert William Buchanan and Sheron H. Buchanan, dated July 14, 2015 of record as Instrument No. 20150716-0069395, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on the Plan of record in Plat Book 4675, page 61; Restrictive Covenants of record in Book 4681, page 75 and a Driveway & Rock Wall Easement of record in Book 6927, page 438; and any and all other easements, conditions and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **5028 MARC DRIVE, NASHVILLE, TN 37211**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hand this 23 day of December, 2015.

GRAND CANYON PROPERTIES, LLC

DeeDee Brickner, agent

BY: DEEDEE BRICKNER, AGENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **DeeDee Brickner,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Agent of Grand Canyon Properties, LLC, the within-named bargainor, a Tennessee Limited Liability Company and that she as such Agent, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of Grand Canyon Properties, LLC, by herself as such authorized Agent.

Witness my hand and official seal at Nashville, Tennessee, this 23 day of December, 2015.

My commission expires: **NOVEMBER 5, 2018**

Lee A. Cohen
Notary Public

