Record & Return to:

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-2366

BILL GARRETT, Davidson County
Trans:T20160004757 DEEDWARR
Recvd: 01/19/16 14:12 2 pgs
Fees:13.00 Taxes:949.05
20160119-0005225

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mark Buchanan Suzanne Buchanan ~~617 Magnolia Lane~~ ~~Nashville, TN 37211~~ 8208 Holly Rd., Brentwood, TN 37027	New Owner 8208 Holly Rd., Brentwood, TN 37027	172030B05600CO

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $256,500.00

Affiant

Subscribed and sworn to before me, this the 15th day of January, 2016.

Notary Public

My Commission Expires: 4/28/2019
(Affix Seal)

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Anthony J. Pandillo and Caitlin Pandillo, husband and wife and Scott C. Pandillo, married,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Mark Buchanan and Suzanne Buchanan, 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. 56 on the Plan of Woodlands Subdivision, Phase 2 of record in Plat Book 6900, Page 635, 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 Scott C. Pandillo, married, and Anthony J. Pandillo, unmarried by Warranty Deed from Neal Watson and wife, Lindsay Watson, recorded on the 19th day of August, 2008 in Instrument No. 20080819-0085242, in the Register's Office of Davidson County, Tennessee.

The subject property is neither the principal residence of Grantor, Scott C. Pandillo, nor his spouse or any dependent.

This is ☒ Improved OR ☐ Unimproved property located at: **617 Magnolia Lane, Nashville, TN 37211**

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying their prorated share thereof to GRANTEE who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **15th** day of **January, 2016.**

GRANTOR(S)

Anthony J. Pandillo

Caitlin Pandillo

Scott C. Pandillo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Anthony J. Pandillo, Caitlin Pandillo and Scott C. Pandillo** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **15th** day of **January, 2016.**

Notary Public
My Commission Expires:

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019