WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160037659 DEEDWARR
Recvd: 05/05/16 16:07 2 pgs
Fees:13.00 Taxes:976.80
20160505-0044824

P-LF-16-808-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Samuel A. Buchanan, III and Lydia F. Buchanan	**KS StateBank**	
(NAME)	(NAME)	
808 Travis Springs Dr	**101 Westloop Place**	**034-07-0A-039.00-CO**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Manhattan, KS 66502**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JON M. CHUMLEY, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SAMUEL A. BUCHANAN, III AND WIFE, LYDIA F. BUCHANAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 7 on the Plan of Resubdivision Phase Two, Harbor Village of record in Plat Book 8250, Page 886, 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 Jon M. Chumley by Warranty deed from Tami R. Leonardo and Phyllis B. Leonardo, husband and wife of record in Instrument No. 20140716-0062630 Register's Office for Davidson County, Tennessee, dated July 14, 2014 and recorded on July 16, 2014.

This conveyance is subject to:
- All matters shown on Plat of record in Plat Book 6250, Page 626;
- All matters shown on of record in Plat Book 8250, Page 886;
- Covenants, Conditions, Restrictions and By-Laws of record in Instrument No. 20010817-0089318, as amended in Instrument No. 20070205-0014894;
- HOA Charter of record in Book 6635, Page 254;
- Quitclaim Deed to Harbor Village P.U.D. Association, Inc. of record in Instrument No. 20110211-0012143, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4224, Page 208, and Book 5589, Page 831, in the Register's Office for Davidson County, Tennessee.
- Easement granted to Hendersonville Utility District in Final Agreed Order of record in Book 5970, Page 679, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **808 Travis Springs Dr, Madison, Tennessee 37115**.

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 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 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/our hand(s) this the 3rd DAY OF MAY, 2016.

Jon M. Chumley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JON M. CHUMLEY, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of May, 2016.

Notary Public
My Commission Expires: 10-7-19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212