Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(1)

EMILY BETTS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires MAR. 9, 2020 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $82,000.00 Affiant Subscribed and sworn to before me, this 20th day of June, 2016. Notary Public My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20160053922 DEEDWARR
Recvd: 06/24/16 09:48 3 pgs
Fees:18.00 Taxes:303.40
20160624-0064518

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Georgia Buchanan Living Trust	**New Owner**	**043-02-0-A-245.00**
245 Cedarwood Drive		
Madison, TN 37115		

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 ACKNOWLEDGE, WE,

Northfork Properties, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lynn Sherrill Ewing and Valerie Yolanda London, Trustees or their successor in trust, under the Georgia Buchanan Living Trust dated November 21, 2005

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 Unit #245 on the plan of the Re-Subdivision of a portion of Phase II, Cedarwood Courtyard Homes, Buildings N-Z, inclusive of record in Book

5200, Page 590, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Northfork Properties, a Tennessee Corporation by Deed from Debra Minchey, unmarried, dated July 3, 2012, of record in Instrument No. 20120709-0060291, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 5200, Page 590, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 5302, Page 546, and amended in Book 5495, Page 661, Book 6119, Page 402, Book 6216, Page 434, Book 6707, Page 216, Book 9010, Page 503, Book 9010, Page 505 and Instrument No. 20070802-0092060, Register's Office for DAVIDSON County, Tennessee.
Master Deed of record in Book 5707, Page 121, and amended in Book 5720, Page 912 and Book 5776, Page 741, Register's Office for DAVIDSON County, Tennessee.
By Laws of record in Book 5307, Page 231, Book 5707, Page 167, and amended in Book 6062, Page 285, Instrument No. 20070802-0092059, Instrument No. 20120921-0085950 and Instrument No. 20140505-0037855, Register's Office for DAVIDSON County, Tennessee.
Liens of record in Instrument No. 20081201-0116469, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 245 Cedarwood Drive, Madison, TN 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 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/our hand(s) this 20th day of June, 2016.

Northfork Properties, Inc.

By: Robert D. McClanahan, Secretary

STATE OF NC)
COUNTY OF Orange)

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Robert D. McClanahan, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Secretary of Northfork Properties, Inc. and is authorized by said corporation to execute this instrument on its behalf.

Witness my hand, at office, this 21 day of June, 2016.

NOTARY PUBLIC

DANIEL A OGAR NOTARY PUBLIC DURHAM COUNTY, NC My Commission Expires 12-27-2020

My Commission Expires: 12-27-2020

File #: 160339SH
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027