WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map & Parcel No.
Mr./Ms. William G. Christie 102 Savoy Circle Nashville, TN 37205	New Owner	104 14 OG 141.00

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

This Instrument Prepared By:
Curtis M. Lincoln
Attorney at Law/Real Estate Division
103 Bluegrass Commons Boulevard
Hendersonville, TN 37075
(615) 822-0030 Fax (615) 264-2019

BILL GARRETT, Davidson County
Trans:T20160061508 DEEDWARR
Recvd: 07/18/16 14:00 2 pgs
Fees:13.00 Taxes:3330.00
20160718-0073593

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **RONALD B. BUCHANAN and wife, VICKI B. BUCHANAN,** hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **WILLIAM G. CHRISTIE and wife, KELLY M. CHRISTIE,** hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, TN, being Lot No. 30 on the Plan of Whitworth, Phase 2, as of record in Book 7900, Page 470, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description of said lot.

BEING the same property conveyed to VICKI B. BUCHANAN, married by Deed dated July 30, 1998, and executed by EDDIE D. HAMILTON and wife, ARNETTA D. HAMILTON and recorded in Book 11044, Page 975, Register's Office for Davidson County, TN.

The said Ronald B. Buchanan joins in this conveyance to convey any marital or other rights he may have in said property by reason of his marriage to Vicki B. Buchanan

This is improved property known as 102 Savoy Circle, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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/our) hand(s) this the 14 day of July, 2016, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

RONALD B. BUCHANAN

VICKI B. BUCHANAN

STATE OF TENNESSEE COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, Ronald B. Buchanan and wife, Vicki B. Buchanan, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 14 day of July, 2016.

CURTIS M. LINCOLN
STATE OF TENNESSEE NOTARY
SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 3-6-17

State of Tennessee County of Sumner

The maximum principal indebtedness for Tennessee recording tax purposes is $900,000.00.

Affiant

Sworn to and subscribed before me on this the 15 day of July, 2016.

Notary Public

My Commission Expires: 9-11-17

AMY DIETERLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY