Davidson County	DEEDWARR
Recvd: 07/28/16 08:47	3 pgs
Fees:18.00 Taxes:962.00	
20160728-0077554	

This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
212 Oceola Ave
Nashville, TN 37209
(615) 829-5190

Send Taxes: New owner

File No.: **16-1220**

WARRANTY DEED

THIS INDENTURE, made and entered into this **7/13/2016**, by and between **Richard Buchanan and Camilla D. Crockett-Buchanan, Husband and Wife**, parties of the first part, and **Advantage Investments, LLC**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 55 on the Map of Wilson's Tract West Nashville, of record in Plat Book 332, page 161, Register's Office for said County, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 55 fronts 50 feet on the easterly margin of 37th Avenue, North and extends back between parallel lines 130 feet to an alley.

Being the same property conveyed to Richard Buchanan unmarried and Camilla D. Crockett-Buchanan f/k/a Camilla D. Crockett, unmarried as joint tenants with the right of survivorship and not as tenants in common, dated 09/10/2003, of record in Instrument Number 20030916-0136046, Register's Office for Davidson County, Tennessee.

Camilla D. Crockett-Buchanan and Camilla D. Crockett is one and the same person.

.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **92-9-211**

☒ Improved **418 37th Avenue North, Nashville, TN 37209**

☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Richard Buchanan

Richard Buchanan

Camilla D. Crockett-Buchanan

Camilla D Crockett-Buchanan

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 **Richard Buchanan and Camilla D Crockett-Buchanan** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 13th day of July, 2016..

Rebecca T. Garland

Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

****

Owner's Name: **Advantage Investments, LLC**

and Address: **418 37th Avenue North, Nashville, TN 37209**

Mail tax bills to NEW OWNER

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$260,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Rebecca Sheeks

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 13th day of July, 2016..

Notary Public

My Commission Expires: 6/19/18

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

Emily Kornbau
State of
Sumner County
My Commission Expires June 19, 2018

True Copy Certification

I, Marjorie Kaup Haines, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY