Rec & Return

SMITH • SHOLAR • MILLIKEN, PLLC
846 CONFERENCE DRIVE
STE. 4
GOODLETTSVILLE, TN 37072

BILL GARRETT, Davidson County
Trans:T20160073916 DEEDWARR
Recvd: 08/24/16 12:02 2 pgs
Fees:13.00 Taxes:660.45
20160824-0088597

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $178,500.00.

Affiant

Subscribed and sworn to before me, this 19 day of August, 2016.

Notary Public
My commission expires: 9/20/16

JENNIFER THOMAS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

06-1607-76484

Address of New Owner:	Send Tax Bills to:	Tax Information:
Antoine Buchanan 4509 Woodside Circle Old Hickory TN 37138	Churchill Mortgage Corp 761 Old Hickory Blvd., Ste 400 Brentwood, TN 37027	064-08-0-038.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jameson M. Evetts married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Antoine F. Buchanan, Sr. and wife, Jolanda K. Buchanan**, hereinafter called the Grantees, their successors 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. 3, on the Plan of Woodside Subdivision, Section 1, of record in Book 5050, Page 75, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jameson M. Evetts, unmarried by deed from Patsy N. Barrett, Trustee, respectively, and his/her/their successors in trust for the benefit of Patsy N. Barrett, under the terms of The Patsy Barrett Vailes Trust, dated October 31, 2012, recorded November 1, 2012, of record in Instrument No. 20121101-0100678, Register's Office for Davidson County, Tennessee.

Toni Evetts, spouse of Jameson M. Evetts, hereby joins in the conveyance to convey any and all right, title, claim or interest she/he may have in and to said property, marital or otherwise.

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 property is improved property known as: 4509 Woodside Circle Old Hickory, TN 37138.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 19th day of August, 2016.

Jameson M. Evetts

Toni Evetts

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Jameson M. Evetts and Toni Evetts**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 19th day of August, 2016.

Notary
State of Tennessee at Large

My Commission expires: 04.03.2020

JACKIE MALONE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY