Prepared By and Return to:
Regal Title, LLC
125 N Church St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $173,500.00.

Affiant

File Number: 1608406

MELANIE HARPER
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

Subscribed and sworn to before me, this 2nd day of September, 2016.

Notary Public
My Commission Expires: 12/26/18

BILL GARRETT, Davidson County
Trans:T20160078356 DEEDWARR
Recvd: 09/07/16 12:41 2 pgs
Fees:13.00 Taxes:641.95
20160907-0094039

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Yvette P. Hubbard	FirstBank	176-05B 9.00
508 Hickory Woods Way	318 Seaboard Ln Ste 205	
Antioch, TN 37013	Franklin, TN 37067	

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, Marion D. Shaw, now Buchanan, married, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Yvette P. Hubbard, unmarried woman, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Being Lot No. 9 on the Plan of Hickory Woods Estates, Section C of record in Plat Book 6900, Page 885, 886, and 887, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Marion D. Shaw by Warranty Deed from Vincent T Taylor and wife, Amanda L. Taylor, dated August 18, 2006, of record in Instrument No. 20060821-0102484, Register's Office for Davidson County, Tennessee. Marion D. Shaw and Marion D. Buchanan are one and the same person.

Jaesan M. Buchanan, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in the subject 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 property is _X_improved ___unimproved property known as 508 Hickory Woods Way, Antioch, TN 37013.

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 2nd day of September, 2016.

Marion D. Buchanan

Marion D. Buchanan

Jaesan M. Buchanan

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Marion D. Buchanan and Jaesan M. Buchanan with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 2nd day of September, 2016.

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public at Large
My Commission Expires: 10/24/17