BILL GARRETT, Davidson County
Trans:T20160086076 DEEDWARR
Recvd: 09/30/16 10:37 3 pgs
Fees:18.00 Taxes:1221.00
20160930-0103219

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $330,000.00

Affiant

Subscribed and sworn to before me, this 28th day of September, 2016

Notary Public

My commission expires: 8.4.2020

DANIEL HEARD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michael T. Chambers	Same as new owner	**14000020800**
8331 McCrory Lane		
Nashville, TN 37221		

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,

Enrique Arambula Perez, individually and as the Executor of the Estate of Carolyn Hall Buchanan

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

Michael T. Chambers

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:

Being a parcel of Land in the Thirty-Fifth Councilmanic District, General Services District, Nashville, Davidson County, Tennessee. Being generally located to the Southwest of McCrory Lane, North of Poplar Creek Road, and East of the Davidson-Cheatham County Line. Being a portion of the property owned by Carolyn Hall Buchanan of record in Instrument No. 20081106-0110350, Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning, S 84° 42' 42" E, 30.00 feet from an Iron Rod (New) set as a witness to the Northeasterly most corner of said Buchanan Property, also being at the Southwesterly right-of-way of McCrory Lane (60' Right-of-Way), and in the line of the property owned by Nashville Biltmore, L.P. of record in Instrument No. 20050527-0059794, R.O.D.C., N 84° 42' 42" E, 8.23 feet from a Southeasterly corner of said Biltmore Property at the right of way of McCrory Lane.

Thence, with right-of-way of McCrory Lane the following calls:

S 37° 57' 13" E, 307.96 feet to an Iron Rod (New);

With a curve concave Northeast having a central angle of 06° 52' 51", a radius of 1300.28 feet, a tangent of 78.17 feet, and a chord of S 42° 11' 55" E, 156.06 feet for an arc length of 156.15 feet to a severance line;

Thence, with a severance line S 37° 20' 14" W, passing an Iron Rod (New) at 30.00 feet set as a witness to the Easterly corner of said severance line, continuing 581.00 feet for a total of 611.00 feet to an Iron Rod (Old) in the line of said Biltmore Property;

Thence, with said Biltmore Property the following calls:

N 09° 11' 19" E, 118.06 feet to an Iron Rod (Old)
N 19° 33' 42" W, 383.19 feet to an Iron Rod (Old)
N 04° 03' 48" E, 382.27 feet to an Iron Rod (Old)
S 84° 42' 42" E, passing said witness Iron Rod (New) at 129.39 feet, continuing 30.00 feet for a total of 159.39 feet to the Point of Beginning.

Containing 219,869 Square Feet or 5.05 Acres, more or less.

Being a portion of the same property conveyed to R. H. Buchanan from Roger N Hutton by Warranty Deed dated October 6, 1960, of record in Book 3136, page 415, Register's Office for Davidson County, Tennessee. R. H. Buchanan died on or about August 10, 2007, and devised subject property to Carolyn Hall Buchanan under the Last Will and Testament of R. Hutton Buchanan. Reference is made to Davidson County, Tennessee Probate file 07P-1470. Carolyn Hall Buchanan conveyed her interest in subject property to Larry D. Craig, Trustee (for the express purpose of reflecting fee simple ownership of the subject property by Carolyn Hall Buchanan) who re-conveyed subject property to Carolyn Hall Buchanan by Quitclaim Deed of record in Instrument No. 20081106-0110350, Register's Office for Davidson County, Tennessee. Carolyn Hall Buchanan conveyed her interest in subject property to John Cobb Rochford, Trustee (for the express purpose of creating a new parcel from that of record), who re-conveyed subject property to Carolyn Hall Buchanan by Quitclaim Deed of record in Instrument No. 20120430-0036640. Carolyn Hall Buchanan died testate on or about November 25, 2015, devising subject property to Enrique Arambula Perez under the Last Will and Testament of Carolyn Sims Buchanan. Reference is made to Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, Docket Number 15P-2068. Enrique Aramula Perez, Executor of the Estate of Carolyn Sims Buchanan aka Carolyn Hall Buchanan, conveyed subject property to Enrique Arambula Perez by Quitclaim Deed dated April 5, 2016, of record in Instrument No. 20160405-0032704.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 8331 McCrory Lane, Nashville, TN 37221.

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 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 in 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 28th day of September, 2016.

ENRIQUE ARAMBULA PEREZ
Enrique Arambula Perez,as an individual

ENRIQUE ARAMBULA PEREZ
Enrique Arambula Perez,
Executor of the Estate of Carolyn Hall Buchanan

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Enrique Arambula Perez, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of September, 2016.

MARK LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 9/11/17

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **ENRIQUE ARAMBULA PEREZ** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is the Executor of the Estate of Carolyn Hall Buchanan and that he is authorized by the Estate of Carolyn Hall Buchanan to execute this instrument on its behalf.

Witness my hand, at office, this 28th day of September, 2016.

Notary Public

My Commission Expires: 9/11/17

