WARRANTY DEED

2016-636

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 18th day of November, 2016.

(Affix Seal)

Notary Public

My Commission Expires: 6-30-2019

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
William Mangrum Booker, Jr. and Velva K. Booker 2539 Edge-O-Lake Drive Nashville, TN 37217	SAME	150.06-0-116.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Cheryl Buchanan**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **William Mangrum Booker, Jr. and Velva K. Booker**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, situated at 3191 Anderson Road, Town of Antioch, Davidson County, State of Tennessee, said premises being further described as follows:

Being Lot Number 1 as shown on the plan of Towne Village of the Country, Section 1, of record in Plat Book 5200, Pages 55 and 56, as amended in Book 5311, Page 990, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Cheryl Buchanan from Tamica L. Johnson by Deed dated March 8, 2013 and recorded March 13, 2013 in Instrument Number 201303130024942, Register's Office for Davidson County, Tennessee.

( ) **unimproved**
This is (X) improved property know as 3191 Anderson Road, 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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.

BILL GARRETT, Davidson County
Trans:T20160103702 DEEDWARR
Recvd: 11/23/16 10:53 2 pgs
Fees:13.00 Taxes:345.95
20161123-0123717

Witness my/our hand(s) this 18th day of November, 2016

Cheryl Buchanan

Cheryl Buchanan

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Cheryl Buchanan, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 18th day of November, 2016.

Notary Public
My Commission Expires: 6-30-2019

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY