(1) Return to: Bridgehouse Title

BILL GARRETT, Davidson County
Trans: T20170012309 DEEDWARR
Recvd: 02/10/17 08:34 2 pgs
Fees: 13.00 Taxes: 910.20
20170210-0013935

STATE OF TENNESSEE
COUNTY OF **Davidson**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$246,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS **February 10, 2017.**

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-25-2020

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE, LLC

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #17-0001

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Buchanan	**Paul Buchanan**	**82-14A-141.00-CO**
(NAME) **794 1st Avenue North**	(NAME) **1034 Norfleet Drive**	
(ADDRESS) **Nashville,TN 37201**	(ADDRESS) **Nashville, TN 37220**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Christopher Hanson and wife, Kimberly Hanson, as tenants by the entirety,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paul Buchanan, married,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Unit Number 794 as specified on the plat shown in the Master Deed on the plan of Riverfront Condominiums as established by a Master Deed for Riverfront Condominiums of record in Instrument Number 20051221-0153160 and amended in Instrument No. 20051228-0155671, Register's Office for Davidson County, Tennessee including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed, reference is hereby made to the plan of Riverfront Condominiums for placement of Units as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20051221-0153160 and amended in Instrument No.20051228-0155671 said Register's Office for a more complete identification and description of such Unit.

Being the same property conveyed to Christopher Hanson and wife, Kimberly Hanson from Brandon Luster, a single person by Warranty Deed dated January 8, 2014 filed of record in Instrument Number 20140110-0002777 , in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **794 1st Avenue North, Nashville, TN 37201**
(House Number) (Street) (City, State) (Zip)

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(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs, representatives and assigns, to warrant and forever defend the

title to the said land to the said GRANTEE(S), his/her/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.

*Proceeds of sale are being paid to a facilitator pursuant to an IRC 1031 Tax Deferred Exchange.

IN WITNESS WHEREOF, this instrument has been executed on this the **10th** day of **February, 2017**.

Christopher Hanson

Kimberly Hanson

STATE OF **TENNESSEE**
COUNTY OF ~~**Davidson**~~ WILLIAMSON

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Christopher Hanson and Kimberly Hanson**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **10th** day of **February, 2017**.

NOTARY PUBLIC

My Commission Expires: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY