WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170027836 DEEDWARR
Recvd: 04/03/17 12:13 2 pgs
Fees: 13.00 Taxes: 814.00
20170403-0032204

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $$220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March, 2017.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 2-25-18
(AFFIX SEAL)

JAMES C SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 174
Meredith L Dunn	Iberiabank d/b/a Iberiabank Mortgage	GROUP 01 0A
1048 Shire Dr.	P.O. Box 7171	PARCEL 070.00
Cane Ridge, Tennessee 37013	Little Rock, Arkansas 72223	

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 acknowledged, we,

James G Whitfield, II, a married man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Jon Buchalski, an unmarried man
and
Meredith L Dunn, an unmarried woman

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 ALL OF LOT NO. THIRTY ONE (31) ON THE FIRST AMENDEMENT RIVENDELL WOODS, PHASE I, SECTION I, ACCORDING TO PLAT AND SURVEY OF RECORD IN INSTRUMENT NUMBER 20070329-0037618, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF LOCATION AND DESRIPITON OF SAID LOT.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO OLE SOUTH PROPERTIES, INC., A TENNESSEE CORPORTATION, BY DEED FROM RIVENDELL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, DATED NOVEMBER 29, 2007, APPEARING OF RECORD IN INSTRUMENT NUMBER 20071212-0143069, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY TENNESSEE.

Being the same property conveyed to James G. Whitfield, II, an unmarried man by deed from Ole South Properties, Inc., a Tennessee Corporation, of record in Instrument No 20080310-0023847, Register's Office for said County, dated February 28, 2006, and Recorded on March 10, 2006

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **1048 Shire Dr., Cane Ridge, Tennessee 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 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 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 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 and official seal at office this 31st day of March, 2017.

James G. Whitfield, II

By: Michael Harrell, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this 31th, day of March, 2017, the undersigned authority, a Notary Public in and for the State of Tennessee, before me personally appeared Michael Harrell, to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument in behalf of James G. Whitfield, II, and acknowledged that such person (or persons) executed the same as such person (or persons) free act and deed of James G. Whitfield, II.

Power of Attorney recorded in Instrument No. 20170329-0030520 in the Register's Office in and for Davidson, County, Tennessee.

WITNESS my hand and official seal this 31st day of March, 2017.

My Commission Expires: 2-25-19

NOTARY PUBLIC

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027