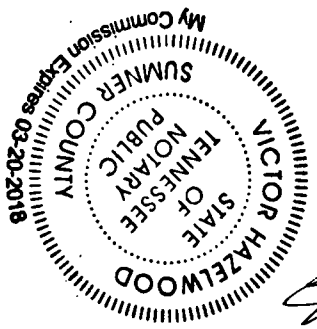
This instrument was prepared by:
Advantage Title and Escrow
3325 Aspen Grove Drive, Suite 104
Franklin, Tennessee 37067

BILL GARRETT, Davidson County
Trans:T20170044228 DEEDWARR
Recvd: 05/24/17 14:25 2 pgs
Fees:13.00 Taxes:495.80
20170524-0051781



State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transaction is $ 134000
Elizabeth Hagle
affiant
Subscribed and sworn to before me, this the 23rd day of May, 2017.
Notary

WARRANTY DEED

Address of New Owner:
Dru Buchan
~~6305 Freedom Dr.~~ 124 Lake Terrace Dr,
~~Nashville, TN 37209~~ Hendersonville TN 37075

Send Tax Bills To:
Owner

Map & Parcel:
090-120-147.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOODS AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **Donald K. Waldrop** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dru Buchan** 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:

Land in Davidson County, Tennessee, being Lot No. 137 on the plan of Charlotte Park, Section II, of record in Plat Book 2663, Page 22 and 23, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Beginning at a point in the easterly margin of Annex Avenue at the corner of Lots 137 and 138; thence with the line between said Lots, south 145.5 feet easterly to a corner of Lot No. 201; thence with the line between Lots 137 and 201, northeasterly 90.7 feet to the south margin of Freedom Drive; thence with the margin of the same, northwesterly 125 feet to the beginning of a curve; thence around said curve westerly 39.3 feet to the margin of Annex Avenue; thence with the margin of the same, southwest 60 feet to the point of beginning.

Being the same property conveyed Donald K. Waldrop of record in instrument # 20060317-0031063, said Register's Office.

Unimproved (X) known as: **6305 Freedom Dr. Nashville, TN 37209**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenences, estate, title and interest thereto belonging to the covenant with the said GRANTEE(S), 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 convent and bind ourselves, our heirs an representatives, to warrant and forever defend the title to the said land to the GRANTEE(S), their heirs and assigns against the said land to the lawful claim of persons whomsoever. Wherever, used the singular member shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 25th day of May, 2017.

Donald K. Waldrop

STATE OF TN

COUNTY OF Sumner

Before me, the undersigned, a Notary Public in and for the state of TN, Williamson County aforesaid, personally appeared **Donald K. Waldrop** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he signed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, TN, this the 23 day of May, 2017.

Notary Public

Commission expires:_____

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2018