BILL GARRETT, Davidson County
Trans:T20170046941 DEEDWARR
Recvd: 06/02/17 12:24 2 pgs
Fees:13.00 Taxes:318.20
20170602-0055178

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 30th day of May, 2017, by and between Theodora Howell, party of the first part, and Charlie Buchanan and Wilma Buchanan, a married couple, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot Number 5 on the plan of Haynes Heights, Section I, of record in Book 2331, Page 29, Register's Office for said County.

Said Lot Number 5 fronts 119 feet on the southwesterly side of Whites Creek Pike and Extends back 320.8 feet on the southeasterly line and 302.5 feet on the northwesterly line to a dead line in the rear on which it measures 141.5 feet.

Being all or part of the same property conveyed to Theodora Howell by virtue of that certain Quit Claim Deed dated July 20, 2016, and being of record at Instrument No. 20160720-0074922 in the Register's Office of Davidson County, Tennessee. ** Seller warrants that this property has not been used as her primary residence. **

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 I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and restrictions of record at Plat Book 2331, Page 29 and Book 2445, Page 301 in said Register's Office, Tennessee; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, 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.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Theodora Howell
Theodora Howell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Theodora Howell , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of May, 2017.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Charlie Buchanan and Wilma Buchanan
P.O. Box 70236
Nashville, TN 37207

Tax Parcel No 07004003500

Property Address: 2418 Whites Creek Pike
Nashville, TN 37207

MAIL TAX
BILLS TO: owners at owners address

Firm File #: 20170560

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $86,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Charlie Buchanan
AFFIANT

SUBSCRIBED AND SWORN TO before me this 30th day of May, 2017.

Memorie White
Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY