THIS INSTRUMENT PREPARED BY:
James L. Grillot
900 S. Gay Street, 4th Floor
Knoxville, TN 37902

AFTER RECORDING RETURN TO:
BridgeTrust Title Group
4400 Harding Road, Suite 400
Nashville, TN 37205
File No. CS187001130

BILL GARRETT, Davidson County
Trans:T20170068764 DEEDWARR
Recvd: 08/09/17 09:51 3 pgs
Fees:18.00 Taxes:780.70
20170809-0081470

Grantee:
John P. Dansby Sr. and Carnetta Dansby
149 Queens Lane
Nashville, TN 37218

Send Tax Bills To:
Caliber Home Loans
1199 S. Beltline Rd. #110
Coppell, TX 75019

Map & Parcel No.:
06902008800

WARRANTY DEED

THIS INDENTURE, made and entered into this 3rd **day of** August, 2017, by and between **Pauline Buchanan a/k/a Pauline R. Buchanan, unmarried**, party of the first part, and **John P. Dansby Sr. and Carnetta Dansby, husband and wife**, party of the second part,

WITNESSETH: That for and in consideration of **TWO HUNDRED ELEVEN THOUSAND AND 00/100 DOLLARS ($211,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

LAND in Davidson County, Tennessee, being Lot No. 248 on the Plan of Enchanted Hills, Section 11, as of record in Book 4460, page 184, said Register's Office.

SAID Lot No. 248 fronts 230.0 feet on the westerly margin of Queens Lane and runs back between lines the northerly line being 328.2 feet and the southerly line being 312.6 feet to a line in the rear measuring 46.26 feet thereon.

Being the same property conveyed to Naron Buchanan and wife, Pauline R. Buchanan, from W.C. Allen and wife, Irene N. Allen, by Warranty Deed dated May 21, 1976, of record in Book 5029, Page 347, in the Register's Office of Davidson County, Tennessee.

By execution hereof, grantor makes oath and affidavit that Naron Buchanan died on or about October 7, 2002, leaving Pauline R. Buchanan as sole surviving tenant by the entirety, there having been no divorce or legal separation between them prior to his death.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

And the said party of the first part does hereby covenant with the said party of the second part that party of the first part is lawfully seized in fee of the aforedescribed real estate; that party of the first part has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto the party of the first part will warrant and forever defend against the lawful claims of all persons.

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

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

Sharon R. Halley, Attorney in Fact for Pauline Buchanan a/k/a Pauline R. Buchanan a/k/a Pauline R. Buchanan

STATE OF ~~TENNESSEE~~ Missouri, COUNTY OF St. Louis

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Sharon R. Halley, Attorney in Fact for Pauline Buchanan a/k/a Pauline R. Buchanan,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of **Pauline Buchanan a/k/a Pauline R. Buchanan**, and who acknowledged that she executed the same for the purposes therein contained as the free act and deed of **Pauline Buchanan a/k/a Pauline R. Buchanan**.

WITNESS my hand and official seal at office, this 3RD **day of** August, **2017**.

Sandra Townsend
Notary Public

SANDRA TOWNSEND
Notary Public, Notary Seal
State of Missouri
St. Louis County
Commission # 14622862
My Commission Expires April 28, 2018

My commission expires: 04/28/2018

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 or value of the property transferred, whichever is greater, is **$211,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a ~~fair~~ and voluntary sale.

Affiant

Subscribed and sworn to before me this 4th **day of** August, **2017**.

Nancy J. Pedigo
Notary Public

NANCY J. PEDIGO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-6-2019

My commission expires: 5-6-19

PROPERTY ADDRESS:
149 Queens Lane
Nashville, TN 37218