Bill Garrett Davidson County
Batch# 2690 DEEDWARR
09/20/2017 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $987.90
20170920-0096494

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $267,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 8th day of September, 2017.

NOTARY PUBLIC

My commission expires: 3-27-18

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Britney B. Swor	Franklin American Mortgage	084080079.00
(NAME)	(NAME)	
2918 Knobdale Road	6100 Tower Circle #600	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Franklin, TN 37067	

Warranty Deed

For and in Consideration of the sum of $267,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Anna Ramsey Buchanan Family Trust,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Britney B. Swor , married**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 178, as shown on the map entitled the Plan of Lincoya Hills Subdivision, Section VII, of record in Book 2331, page 119, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to C.E. BUCHANAN AND WIFE, ANNA R. BUCHANAN, by deed from HORACE L. WRIGHT AND HARVEY A. THOMAS, of record in Book 2904, page 417 , dated May 6, 1959 , said Register's Office. The said C.E. Buchanan having since died on or about 5/4/1978, leaving Anna R. Buchanan his sole surviving spouse. Anna R. Buchanan further conveyed her interest into The Anna Ramsey Buchanan Family Trust by Quitclaim Deed of record in Instrument No. 20141113-0104966, dated November 12, 2014, said Register's Office.

This property is __unimproved _X_improved property known as: 2918 Knobdale Road, Nashville, TN 37214.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown

of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 8th day of September, 2017.

Anna Ramsey Buchanan Family Trust

BY: William Oliver Buchanan, Co-Trustee by Stephen Wesley Barkley, his attorney-in-fact.
William Oliver Buchanan, Co-Trustee by
Stephen Wesley Barkley, his attorney-in-fact

BY: Bettie Buchanan Barkley Co-Trustee
Bettie Buchanan Barkley, Co-Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

On this 8th day of September, 2017, before me personally appeared before me, a Notary Public in and for the aforesaid County and State, Stephen Wesley Buchanan, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of William Oliver Buchanan, Co-Trustee of the Anna Ramsey Buchanan Family Trust, as evidenced by Power of Attorney of record in Instrument No. _____, Register's Office of Davidson County, Tennessee, and acknowledged that such person executed the same as the free act and deed of William Oliver Buchanan, Co-Trustee of the Anna Ramsey Buchanan Family Trust.

Witness my hand and seal, this 8th day of September, 2017.

Notary Public
My commission expires: 5-20-19

JESSICA SPARNELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bettie Buchanan Barkley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged herself as Co-Trustee of Anna Ramsey Buchanan Family Trust, and in her capacity as such Trustee, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, this 8th day of September, 2017.

Notary Public
My commission expires: 5-20-19

JESSICA SPARNELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

True Copy Certification

I, **Jessica Sparnell**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jessica Sparnell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, **Morgan O'Neill**, a notary public for this county and state, **Jessica Sparnell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: 3-27-18
Notary's Seal (if on paper)

