This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-17-1022

Bill Garrett Davidson County
Batch# 35391 DEEDWARR
12/08/2017 10:21:14 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50

20171208-0125395

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $475,000.00

Diane G Thorne
Affiant

Subscribed and sworn to before me, this the 8th day of December, 2017

L. M. Corriveau
Notary Public
My Commission Expires: 3/8/2021

L M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Diane G. Thorne Trust 3805 Abbott Martin Road, Unit A Nashville, TN 37215	Pinnacle Bank 150 3rd Avenue South Nashville, TN 37201	116-12-0H-001.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Tara Kim Buss and husband, Ryan Buss**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Diane G. Thorne, Trustee of the Diane G. Thorne Trust dated July 23, 2012**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain condominium unit situated in Davidson County, Tennessee, and being Unit No. 3805 A of the Abbott Glen Condominium, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed establishing Abbott Glen Condominium of record in Book 8133, page 503, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, and together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plan of Abbot Glen Condominium attached as Exhibit to said Master Deed, for a more complete identification and placement of such Unit.

Being the same property conveyed to Tara M. Kim, a single person by Warranty Deed from Judy C. Johnson, a single person, dated July 22, 2011, recorded July 26, 2011, of record in Instrument No. 20110726-0057019, Register's Office for Davidson County, Tennessee. Tara A. Kim, having since married Ryan Buss is now known as Tara Kim Buss.

Ryan Buss joins in the conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise.

This Instrument executed on behalf of Tara Kim Buss and Ryan Buss, by Christopher M. Corriveau pursuant to the Power of Attorney executed of record in Instrument No. 20171208-0125394 Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is improved property located at: **3805 Abbott Martin Road, A, Nashville, TN 37215.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of December, 2017.

GRANTOR:

Tara Kim Buss, by C.M. Corr, her Attorney-in-Fact
Tara Kim Buss, by Christopher M. Corriveau, as her Attorney-in-Fact

Ryan Buss, by C.M. Corr, his Attorney-in-Fact
Ryan Buss, by Christopher M. Corriveau as his Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christopher M. Corriveau on behalf of Tara Kim Buss and Ryan Buss, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of December, 2017.

Rachel Marie Collins
Notary Public
My Commission expires: 3-21-20

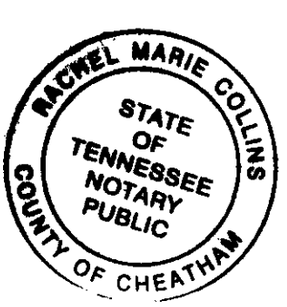


EXHIBIT "A"
TO Warranty Deed
From: Tara Kim Buss
To: Diane G. Thorne Trust dated July 23, 2012

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

L.M. Buss
Affiant

WITNESS my hand and seal at office this 5th day of December, 2017.

Rachel Marie Collins
Notary Public
My Commission Expires: 3-21-20

