Bill Garrett Davidson County
Batch# 64985 DEEDWARR
03/05/2018 10:09:25 AM 2 pgs
Fees: $13.00 Taxes: $481.00
20180305-0020349

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Cindy Dominicus 582 Baker Rd Smyrna, TN 37167	Cindy Dominicus 582 Baker Rd Smyrna, TN 37167	081030-149.00

THIS INDENTURE, made this 1ST day of March, 2018 between

Eric Buchanan, unmarried

of Wilson County, Tennessee, hereinafter referred to as **Grantor**, and

Cindy Dominicus, married

of Rutherford County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the westerly 35 feet of the easterly 85 feet of Lot Nos. 47 and 48 on the Plan of Buena Vista, as of record in Plat Book 57, Page 26, Register's Office for Davidson County, Tennessee.

Said parts of Lot Nos. 47 and 48 front 35 feet on the northerly margin of Kellow Street and extend back northwardly 100 feet to a dead line.

Being the same property conveyed to Eric Buchanan by Special Warranty Deed dated 1/7/09 from The Bank of New York as Trustee for the Certificateholders CWABS, Inc. Asset Backed Certificates, Series 2002-02 of record in Instrument No. 20090211-0011933, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 1102 Kellow Street, Nashville, TN 37208.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2018 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Eric Buchanan

Eric Buchanan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Eric Buchanan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 1st day of March, 2018.

Melissa Heavener

Notary Public
My Commission Expires: 7/8/19



STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $130,000.00.

Eric Buchanan

Affiant

Sworn to and subscribed before me, this 1st day of March, 2018.

Melissa Heavener

Notary Public
My Commission Expires: 7/8/19

