Ortale Kelley Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201

WARRANTY DEED

Bill Garrett Davidson County
Batch# 76949 DEEDWARR
04/06/2018 01:22:21 PM 2 pgs
Fees: $13.00 Taxes: $492.84

20180406-0032582

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $133,200.00.

Affiant

Subscribed and sworn to me on March 20, 2018.

NOTARY PUBLIC

My Commission Expires: 9-7-2021

PATRICK H. POOLE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 7, 2021

R E/R to:

THIS INSTRUMENT WAS PREPARED BY:
ORTALE KELLY LAW FIRM (PHP)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #31442

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Residential Associates, LLC 40 Burton Hills Boulevard Suite 230 Nashville, TN 37215	New Owner	072-11-0-504.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Eric J. Buchanan, unmarried,** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Residential Associates, LLC, a Tennessee limited liability company**, hereinafter called **"GRANTEE,"** its successors and representatives, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 22-B, on the Plan of W. A. & R.R. Maxey Subdivision, Zone Lot Division Lot 22, of record in Book 6200, Page 374, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Eric J. Buchanan by Warranty deed from Willie L. Owens, Jr. and Annette Owens of record on August 2, 2005, in Instrument No. 20050802-009233 Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2018 Davidson County property taxes which have been prorated by the parties and assumed by the Grantee, and taxes or special assessments which are not shown as existing liens by the public records.
2. All matters shown on the Plan of record in Plat Book 6200, Page 374, Register's Office for Davidson County, Tennessee.
3. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 2170B Rock City Street, Nashville, TN 37216.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my/our hand(s) this 20 day of March, 2018.

Eric J. Buchanan

Eric J. Buchanan

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Eric J. Buchanan to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on March 20, 2018.

NOTARY PUBLIC

My Commission Expires: 9-7-2021

PATRICK H. POOLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 7, 2021