# WARRANTY DEED

Bill Garrett Davidson County
Batch# 81333 **DEEDWARR**
04/16/2018 01:29:11 PM 2 pgs
Fees: $13.00 Taxes: $492.84

20180416-0035585

STATE OF TENNESSEE, COUNTY OF DAVIDSON

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

Eric J. Buchanan
Affiant

Subscribed and sworn to me on March 20, 2018

NOTARY PUBLIC

My Commission Expires: 9-7-2022

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

THIS INSTRUMENT WAS PREPARED BY:
ORTALE KELLY LAW FIRM (PWP)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #31441

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Eric J. Buchanan<br>P.O. Box 2205<br>Goodlettsville, TN 37070 | New Owner | 072-11-0-502.00 |

**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, **Residential Associates, LLC, a Tennessee limited liability company**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Eric J. Buchanan, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 6B on the Plan of Revision, Zone Lot Subdivision, Lot No. 6, W. A. and R. R. Maxey Subdivision of record in Plat Book 7900, Page 133, amending Plat Book 21, Page 79, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Residential Associates, LLC by Warranty Deed from Charles R. Bullington, Sr., Trustee of the Bullington Revocable Trust dated October 14, 2004 of record in Instrument No. 20120202-0009341 Register's Office for Davidson County, Tennessee, dated January 30, 2012 and recorded on February 02, 2012. (Value or consideration as shown in aforementioned deed $505,000.00.) Being also known as 2181 Rock City Street Nashville, TN 37216.

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 7900, Page 133, amending Plat Book 21, Page 79 and Plat Book 6250, Page 628, 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 2181 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 GRANTEE, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 20th day of March, 2018.

**Residential Associates, LLC, a Tennessee limited liability company**

**BY:** _____
**William F. Snyder, Member**

**STATE OF TENNESSEE, COUNTY OF DAVIDSON**

Before me, the undersigned authority, of the State and County aforesaid, personally appeared William F. Snyder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Member of Residential Associates, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of Residential Associates, LLC, a Tennessee limited liability company, by himself in his capacity as said Member.

Witness my hand and official seal on March 20th 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