WARRANTY DEED

Bill Garrett Davidson County
Batch# 87429 DEEDWARR
05/02/2018 10:44:00 AM 2 pgs
Fees: $13.00 Taxes: $684.50

20180502-0041625

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER **$185,000.00.**

Rose White
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th DAY OF April, 2018, 2018

ROSEMARIE FIERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF FAYETTE MY COMM. EXP. OCT. 04 202

Notary Public

MY COMMISSION EXPIRES: ~~January 6, 2020~~ 10-4-2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 100
Nashville, TN 37211

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP - PARCEL NO(S)
Burkett Homes, Inc., A Tennessee Corporation	Burkett Homes, Inc., A Tennessee Corporation	. 072-15-0-129.00,
(Name)	(Name)	
P. O. Box 282	P. O. Box 2282	
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075	Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CHARLIE W. BUCHANAN** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BURKETT HOMES, INC., A TENNESSEE CORPORATION** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 9 on the Plan of James Cobb's Subdivision of Lot 15 on the Plan of Maxey's Addition to Brownsville, as of record in Plat Book 161, page 78, Register's Office for said County. (TRACT I)

Said Lot No. 9 fronts 50 feet on the easterly side of Rebecca Avenue (formerly Lee Avenue) and extends back between parallel lines 178 feet to an alley.

Being part of Lot No. 10 on the Plan of James Cobb's Subdivision of Lot No. 15 on the Plan of Maxey's Addition to Brownsville, as of record in Plat Book 161, page 78, Register's Office for said County. (TRACT II)

Said part of Lot No. 10 fronts 25 feet on the easterly side of Rebecca Avenue, (formerly Lee Avenue), and extends back between parallel lines 178 feet to an alley.

Being the same property conveyed to CHARLIE W. BUCHANAN, by deed from EDWARD GRIZZARD, EPHRAIM GRIZZARD, JR., AND ELSIE G. SENTER, of record in Book 7218, page 509, dated April 24, 1987, said Register's Office

Property Address: 1607 Rebecca Avenue, Nashville, Tennessee 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 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. 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.

Executed by my hand this 30 Day of April 2018.

Charlie W. Buchanan

Charlie W. Buchanan

STATE OF Tennessee

County OF Davidson

I, Maxine J. Rucker, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Charlie W. Buchanan personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 30th of ~~March~~ April, 2018.

Notary Public

My Commission Expires: January 6, 2020

(SEAL)

MAXINE J. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

Please return to
~~Legacy Realty Closing Services Inc~~
~~301 S Perimeter Park Dr, Suite 100~~
~~Nashville, TN 37211~~
CloseTRAK, LLC
3159 Highway 64, Suite 300
Eads, Tennessee 38028
(901) 333-1358