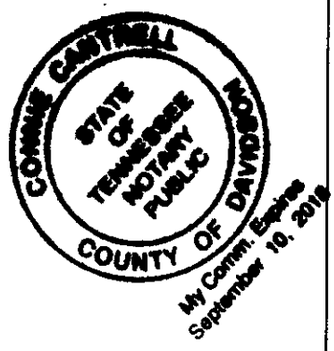
Bill Garrett Davidson County
Batch# 115724 DEEDWARR
07/12/2018 01:57:44 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20180712-0067592



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Brandy Gomang
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF July, 2018.

Connie Cantrell
NOTARY PUBLIC

My Commission Expires: _____

THIS INSTRUMENT PREPARED BY:
Michael P. Davis, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Charlie W. Buchanan and Wilma J. Buchanan P.O. Box 70236 Nashville, TN 37207	GMFS, LLC c/o Specialized Loan Servicing LLC P.O. Box 636005 Littleton, CO 80163-6005	049-00-0-298.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

RUTH K. LEISTER, UNMARRIED

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

CHARLIE W. BUCHANAN AND WILMA J. BUCHANAN, HUSBAND AND WIFE

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in the 12th Civil District of Davidson County, being Tract "A" on the survey by Ernest Medlin, not of record, dated June 20, 1977.

BEGINNING at a point in the westerly margin of Knight Road at an iron pin, said point being 1,857 feet more or less, north of the intersection of Green Lane; thence north 87° 11' 50" West 1,173.54 feet to an iron pin; thence North 11° 43' 40" West 154.0 feet to an iron pin; thence North 89° 50' 18" East 1,236.34 feet to an iron pin in the westerly margin of Knight Road; thence 214.2 feet South 8° 50' 10" West to the point of beginning, said tract containing 5.01 acres, more or less.

Being the same property conveyed to NEWTON L. KNIGHT, JR., MARTHA FRANCES KNIGHT SADLER AND MARION DAVIS KNIGHT BROWN, by deed from N.L. KNIGHT, of record in Book 4395, page 490, dated January 31, 1970, said Register's Office. Being further conveyed to NEWTON L. KNIGHT, JR., by quitclaim deed from NEWTON L. KNIGHT, JR., MARTHA FRANCES KNIGHT SADLER AND MARION DAVIS KNIGHT BROWN, of record in Book 5175, page 345, dated July 26, 1977, said Register's Office. Being further conveyed to NEWTON L. KNIGHT, JR. AND HELEN C. KEMP, TO CREATE A TENANTS IN COMMON OWNERSHIP, by quitclaim deed from NEWTON L. KNIGHT, JR., of record in Book 5184, page 95, dated August 8, 1977, said Register's Office. The said Helen Christine Knight also known as Helen C. Kemp died on or about leaving Newton L. Knight, Jr. her only heir at law. For further reference see Affidavit of Heirship of record in Instrument No. 20171218-0128680, said Register's Office. The said Newton L. Knight having since died testate on or about August 5, 2017, devised said property to Ruth K. Leister, pursuant to his will of record in the Seventh Circuit Probate Court of Davidson County, Tennessee, Docket No. 17P1579.

This improved property is known as 3464 Knight Drive, Whites Creek, TN 37189.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 10 day of July, 2018.

Ruth K. Leister, by Howard M. Skipworth, her attorney-in-fact
Ruth K. Leister by Howard M. Skipworth, her
Attorney-in-Fact

State of Tennessee)
County of Davidson)

On this 10 day of July, 2018, before me personally appeared Howard M. Skipworth, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Ruth K. Leister, and who acknowledged that he executed the same as the free act and deed of Ruth K. Leister.

Witness my hand and official seal at office, this 10 day of July, 2018.

Brandy Gomaz
Notary Public

My commission expires: 7-5-21

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY