RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 2387124

Bill Garrett Davidson County
Batch# 120959 DEEDWARR
07/25/2018 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $887.63
20180725-0072751

(Space above for Recording Information)

Prepared by:
Continental Title Insurance Co
Steven T. Richardson
6320 Highway 41-A, Ste. 200,
Pleasant View, TN 37146

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value for this transfer is $239,900.00

Affiant

Subscribed and sworn to before me, this 24th day of July, 2018.

Notary Public –
My commission expires: 2/15/2021

ROBYN DUBRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires

Address of New Owner:	Send Tax Bills to:	Tax Information
Mathew Smith 4707 Grinstead Pl Nashville, TN 37216	New Owner	061-03-0-053.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michael L Buchanan and Tammy L Buchanan, Husband and Wife**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Mathew D Smith and Callie L Smith, Husband and Wife**, hereinafter called the Grantees, 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. 4 on the Plan of Lindell Heights Subdivision, as of record in Plat Book 1835, Page 14, Register's Office for Davidson County, Tennessee to which Plat reference is hereby made for a more complete description thereof.

Said Lot No. 4 fronts 86 feet on the westerly side of Grinstead Place and runs back between parallel lines 150 feet to the easterly right-of-way of the N.C. & St. L. Railroad.

Being the same property conveyed to James F Buchanan, Sr. and wife, Louise A Buchanan by Warranty Deed from Westbrook Homes, Inc. A Tennessee Corporation by Deed dated February 1, 1951, recorded February 13, 1951, and filed for record in Book 1940, Page 467, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Peggy June Buchanan, an unmarried individual by Quitclaim Deed from Louise A Buchanan, a widow, by Deed dated April 1, 1996, recorded April 1, 1996, and filed for record in Book 9998, Page 373, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael L Buchanan and Wife, Tammy L Buchanan by Warranty Deed dated February 13, 2003, recorded February 14, 2003, and filed for record in Instrument No. 20030214-0020166, Register's Office for Davidson County, Tennessee.

This property is subject to the following matters which are specifically referenced herein: (1) All Matters shown on plat of record in Book 1835, Page 14; (2) Easement Deed by Court Order of record in Instrument No.

20140114-0003779; and (3) Perpetual Easement as set out in Restrictions of record in Book 1876, Page 156; all in said Register's Office. Subject to that portion of the realty, if any, embraced within the right-of-way of any Railway and any rights of access thereto.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record. The Current year property taxes have been prorated and are being assumed by Grantees herein.

This property is improved property known as 4707 Grinstead Pl, 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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised 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. Grantor does further covenant and bind himself/herself, his/her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 24th day of July, 2018.

Michael L Buchanan

Tammy L Buchanan

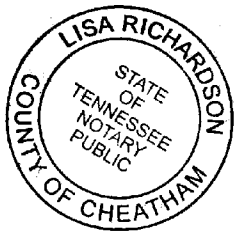
State Of Tennessee
County Of Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael L Buchanan and Tammy L Buchanan, with whom I am personally acquainted (or proved to me identity based upon satisfactory proof presented), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand in Pleasant View, TN, this July 24, 2018.

Lisa Richardson
Notary Public

My Commission expires 09/20/21



CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

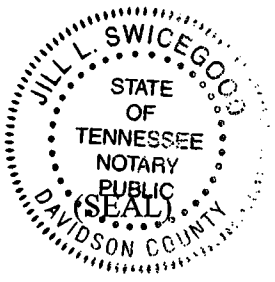
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Jill L. Swicegood

Notary Public

My Commission Expires: 9/10/18

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