THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180616788

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $420,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of July, 2018.

Notary Public
My Commission Expires: _____

VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

Bill Garrett Davidson County
Batch# 122562 DEEDWARR
07/31/2018 10:00:53 AM 2 pgs
Fees: $13.00 Taxes: $1,554.00

20180731-0074476

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Walter Buchanan and Emily Buchanan 4007 Murphy Road Nashville TN 37209	New Owner	Tax Parcel ID No. 103-08-0-101.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Daniel R. Hightower Jr.** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Walter Buchanan and Emily Buchanan, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Northwest part of Lot 354 on the Map of Richland Realty Company's West Lawn Subdivision, of record in Book 421, Page 32, Register's Office for said County, and described according to a copy of a survey made by Z.J. Wilkinson, Surveyor, dated 6-1-55, as follows: said part of said Lot fronts 72 feet on the Southerly side of Minnesota Avenue or Murphy Road and runs back between lines, 174 feet to the center line of a drain on which it measures 72 feet.

Being the same property conveyed to Daniel R. Hightower Jr. by Warranty Deed from Paul W. Wells, recorded on the 2nd day of October, 2009 in Instrument No. 20091002-0091786, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RICHLAND REALTY COMPANY'S WEST LAWN SUBDIVISION, as recorded in Plat Book 421, Page(s) 32, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property located at 4007 Murphy Road Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of July, 2018.

David R. Hightower Jr. by John-David Coley as Attorney-in-Fact

Daniel R. Hightower Jr. by Johnson
Daniel Coley as Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Johnson Daniel Coley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for David R. Hightower Jr. and that he is authorized by David R. Hightower Jr. to execute this instrument on his behalf.

Witness my hand, at office, this 27th day of July, 2018.

Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES DECEMBER 15, 2021