WARRANTY DEED

Karen Johnson Davidson County
Batch# 204102 DEEDWARR
03/11/2019 10:13:56 AM 2 pgs
Fees: $13.00 Taxes: $555.00

M 20190311-0021821

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

MELISSA HEAVENER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 8, 2019

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Eric J. Buchanan	~~NEW OWNER~~ Eric J. Buchanan	
(NAME)	(NAME)	
3324 A Moorewood Drive	1012 Station Cir.	**050-10-0C-314.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RALPH BOND MCLEARY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ERIC J. BUCHANAN, SINGLE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Cluster Lot Subdivision Chesapeake Homes Section Six, Phase Two of record in Plat at Instrument No. 20020626-0077004, 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 the same property conveyed to Hugh P. McLeary by Special Warranty deed from Down Syndrome Association of Middle Tennessee of record in Instrument No. 20051129-0143376 Register's Office for Davidson County, Tennessee, dated November 23, 2005 and recorded on November 29, 2005.

The said Hugh P. McLeary died intestate on July 4th, 2016 leaving his brother Ralph Bond McLeary as his sole heir at law as evidenced by affidavits of heirship recorded simultaneously herewith. * 20190311-0021819

20190311-0021820

This conveyance is subject to:

- Taxes for the year 2019 and subsequent years.
- Plan of record as Instrument Number 20020626-0077004, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20011025-0117084, as amended in Instrument No. 20030611-0080742 and re-recorded in Instrument No. 20030625-0087223, Register's Office for Davidson County, Tennessee
- Agreement for Dedication of easement for Sanitary Sewers and/or Storm Drainage of record in Instrument Number 20010628-0068560 and in Instrument No. 20010801-0081581, in the Register's Office for Davidson County, Tennessee.
- Notice of Acceptance of Public Infrastructure (Sanitary Sewer Infrastructure) of record in Instrument Number 20120320-0023476, in the Register's Office for Davidson County, Tennessee.
- Notice of Acceptance of Public Infrastructure of record in Instrument Number 20170620-00611724, in the Register's Office for Davidson County, Tennessee.
- Affordable Housing Resources, Inc. Affordability Restriction Agreement and Right of First Refusal of record in Instrument Number 20051129-0143381, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3324 A Moorewood Drive, Nashville, Tennessee 37207**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 7th DAY OF MARCH, 2019.

Ralph Bond McLeary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RALPH BOND MCLEARY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of March, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212