Karen Johnson Davidson County
Batch# 218200 DEEDWARR
04/16/2019 10:03:54 AM 2 pgs
Fees: $13.00 Taxes: $710.40
20190416-0034610

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Dreamtime Developments, LLC 1126A Cahal Ave. Nashville, TN 37206	Dreamtime Developments, LLC 1126A Cahal Ave. Nashville, TN 37206	072100-269.00

THIS INDENTURE, made this 12th day of April, 2019 between

Eric Buchanan, single

of Wilson County, Tennessee, hereinafter referred to as **Grantor**, and

Dreamtime Developments, LLC

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the North 165 feet of Lot Number 4 and the East 7 feet of the North 165 feet on Lot Number 3 on the map of Montgomery Heights as of record in Book 332, Page 47, Register's Office for said County. Said parts of said lots front 57 feet on the South side of Litton Avenue and run back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Eric Buchanan by Special Warranty Deed dated 12/6/04 from NationsCredit Financial Services Corporation of record in Instrument No. 20050106-0002137, Registers Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 1400 Litton Ave., Nashville, TN 37216

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the

same, and that said premises are free from all encumbrances except the 2019 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Eric Buchanan

Eric Buchanan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Eric Buchanan, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 12th day of April, 2019.

Melissa Heavener

Notary Public
My Commission Expires: 7/8/19

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $192,000.00.

Eric Buchanan

Affiant

Sworn to and subscribed before me, this 12th day of April, 2019.

Melissa Heavener

Notary Public
My Commission Expires: 7/8/19

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