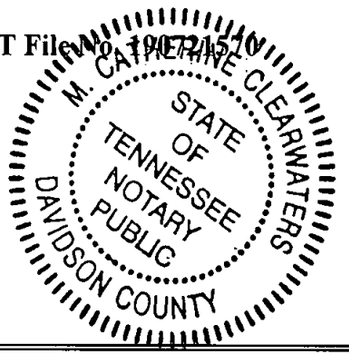
THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 19072452**  	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $331,000.00. Affiant Subscribed and sworn to before me, this 31st day of July, 2019. Notary Public My Commission Expires: 3-8-21

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Dwight D. Hart 1117 Crestfield Drive Nashville TN 37211	Shelter Mortgage P.O.Box 740039 Cincinnati, OH 45274-0039	Tax Parcel ID No. 172-12-0B-016.00-CO

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, **Bruce E. Buchanan, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dwight D. Hart, unmarried**, ("Grantee"), his 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 Lot No. 328 on the Plan of Section Three, Bradford Hills, R-15 Residential P.U.D. of record in Plat Book 7900, Page 6, amended in Book 7900, Page 239, 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 Bruce E. Buchanan, unmarried by Warranty deed from Philip A. Mahoney and spouse, Carol Anne Pearce Mahoney of record in Instrument No. 20040112-0004360 Register's Office for Davidson County, Tennessee, dated January 09, 2004 and recorded on January 12, 2004.

Jocelyn Kay Wires joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of Bruce E. Buchanan.

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.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of P.U.D. Boundary for Bradford Hills of record in Plat Book 7900, Page 6, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Plat Book 7900, Page 239, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 265102 DEEDWARR
08/01/2019 09:56:01 AM 2 pgs
Fees: $13.00 Taxes: $1,224.70

20190801-0075913

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Bradford Hills, Section Ten of record in Book 8069, Page 170, Book 8267, Page 616, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws of record in Book 8071, Page 531, Registesr's Office for Davidson County, Tennessee.

Charter of Bradford Hills Homeowners Association, Inc., of record in Book 8071, Page 520, Register's Office for Davidson County, Tennessee.

Easement for Sewer and Water Mains, of record in Book 7690, Page 260 Register's Office for Davidson County, Tennessee.

Conveyance of Open Space by deeds of record in Book 9779, Page 672, Register's Office for Davidson County, Tennessee.

This is improved property located at 1117 Crestfield Drive Nashville TN 37211

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, Grantors have executed this instrument on this 31st day of July, 2019.

Bruce E. Buchanan

Jocelyn Kay Wires

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bruce E. Buchanan and Jocelyn Kay Wires, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2019.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
DECEMBER 15, 2021