Karen Johnson Davidson County
Batch# 269410 DEEDWARR
08/09/2019 10:57:11 AM 2 pgs
Fees: $13.00 Taxes: $937.95

20190809-0079488

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $253,500.00.

Affiant

Subscribed and sworn to before me, this .

Notary Public

My commission expires: March 3, 2020

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jackson H. Buchanan and Peggy Cate Buchanan	~~New Owner~~ Legacy Home	**128-10-0-140.00**
103 Colt Court	4004 Hillsboro Pike #216-B	
Nashville, TN 37221	Nashville, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

John W. Hite and spouse, Donna H. Hite

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jackson H. Buchanon and Peggy Cate Buchanon, 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:

Land in Davidson County, Tennessee, being Lot No. 137 on the Plan of Stacy Square, Section 4 of record in Plat Book 4460, Page 12, 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 John W. Hite and spouse, Donna H. Hite, by Warranty Deed, from Dollie M. Cannady, a single person, dated June 9, 1994, of record in Book 9302, Page 844, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Book 4504, Page 406, Register's Office for Davidson County, Tennessee.
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.

This is improved property known as 103 Colt Court, Nashville, TN 37221.

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 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 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/our hand(s) this .

John W. Hite

John W. Hite

Donna H. Hite

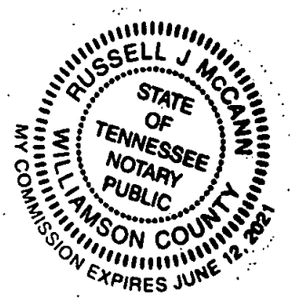
Donna H. Hite

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 8th day of August, 2019, before me personally appeared John W. Hite and Donna H. Hite, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of August, 2019.

Notary Signature
My commission expires:



File #: 19-224
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027