WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $360,000.00.

Affiant

Subscribed and sworn to me this 5th day of March, 2021.

NOTARY PUBLIC

My Commission Expires:

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

ORTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
(Richard W. Sebastian, Atty)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #34390

Karen Johnson Davidson County
Batch# 588545 DEEDWARR
03/10/2021 09:48:10 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00

20210310-0031261

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Christina Dillon 1000 Treaty Oaks Drive Nashville, TN 37209	New Owner	091-6-L-005.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Paul Buchanan, married**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Christina Dillon, single woman**, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 6 as shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Treaty Oaks Cottages, a Horizontal Property Regime with Private Elements, which is a planned unit development, of record as Instrument No. 20141120-0107174, amended by instruments of record as Instrument No. 20150113-0003651 and Instrument No. 20150814-0081914, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Paul Buchanan, unmarried, by Warranty Deed from HR Properties of Tennessee of record on January 5, 2017 as Instrument No. 20170105-0001134, Register's Office for Davidson, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2021 property taxes which have been prorated by the parties and assumed by the Grantee(s), and taxes or special assessments which are not shown as existing liens by the public records.
2. All Matters appearing on plan of Treaty Oaks Cottages of record in Book 421, page 169, Register's Office for Davidson County, Tennessee.

Return to:
Realty Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including but not limited to, easements, assessments, special assessments, charges and liens, contained in an Instrument of record in Instrument No. 20150113-0003651, Instrument No. 20150814-0081914, Instrument No. 20160826-0089501, Instrument No. 20160922-0099884, Instrument No. 20190228-0018398, and Instrument No. 20180725-0072479 Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, 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.
4. Easement of record in Book 5039, page 863, Register's Office for Davidson County, Tennessee.
5. Sanitary Sewers and/or Storm Drainage Easement of record in Instrument No. 20140916-0084730, Register's Office for Davidson County, Tennessee.
6. Charter of Treaty Oaks Cottages Homeowners' Association, Inc., of record in Instrument No. 20170104-0000640, Register's Office for Davidson County, Tennessee.
7. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
8. Easement Agreement of record in Instrument No. 20181121-0114523, Register's Office for Davidson County, Tennessee.
9. Subject to the rights of others in and to the common areas.
10. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 1000 Treaty Oaks Drive, Nashville, TN 37209.

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, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

WITNESS my/our hand(s) this 5th day of March, 2021.

Paul Buchanan

Rebecca Anne Buchanan, spouse of Grantor, hereby joins in on this conveyance to convey any marital interest (s)he may have in the subject property

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Paul Buchanan and Rebecca Anne Buchanan to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal this 5th day of March, 2021.

NOTARY PUBLIC

My Commission Expires: 9-13-2021

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY