WARRANTY DEED

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

Davidson County DEEDWARR
Recvd: 12/03/02 11:00 2pgs
Fees:13.00 Taxes:388.50

20021203-0148601

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000

Affiant

NOTARY PUBLIC AT LARGE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11/25/02

Notary Public

MY COMMISSION EXPIRES: 5/20/06 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Buckwalter	SAME	86-9-44
(NAME)	(NAME)	
3217 Dockside Dr	SAME	
(ADDRESS)	(ADDRESS)	
Hermitage, Tn 37076	SAME	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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/I C. Michael Carroll, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew Buckwalter and wife, Natalie Buckwalter**, 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:

SEE ATTACHED EXHIBIT A

This is improved ☒ property, known as 3217 Dockside Dr, Hermitage, TN 37076 (unimproved)

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 our/my hands this 11/25/02.

C. Michael Carroll

Spouse

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public, personally appeared C. Michael Carroll the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at Davidson County, Tennessee this 11/25/02.

Commission expires: 5/20/06

NOTARY PUBLIC AT LARGE

Notary Public

File No.: 11007260

EXHIBIT A

Being Lot No 52, on the Plan of Lakeside Woods Estate, Section 3, of record in Plat Book 7900, page 120, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to C. Michael Carroll, a single person, by Deed from John Patrick Meran, Jr. and wife, Jennifer B. Meran, dated 11/29/96, of record in Book 10282, page 300, Register's Office for Davidson County, Tennessee. Further being conveyed to Andrew Buckwalter and wife, Natalie Buckwalter, by Deed dated 11/25/02, of record in Instrument _____, Register's Office for said County.
Property Address:
3217 Dockside Dr.
Hermitage, Tennessee 37076

AB NB