WARRANTY DEED #8691

Davidson County DEEDWARR
Recvd: 02/22/06 14:44 2 pgs
Fees:13.00 Taxes:284.90
20060222-0020910

STATE OF FLORIDA
COUNTY OF CLAY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,000.00

Jeffrey T. Baskin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF February, 2006.

MICHAEL P. GREEN
MY COMMISSION # DD 390257
EXPIRES: March 2, 2009
Bonded Thru Budget Notary Services

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathryn L. Buffington	**OWNER**	**175-00-0-009.00**
(NAME)	(NAME)	
226 St. Johns Drive		
(ADDRESS)	(ADDRESS)	
Palatka, FL 32177		
(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, **Jeffrey T. Baskin**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kathryn L. Buffington and husband W. Roy Felts**, 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 the second Civil District of Davidson County, Tennessee, being on acre more or less, and described as follows:

Beginning at the N.E. corner of the lot where the residence of the said Sam Kimbro and wife, Irene Kimbro is located, and the S.E. corner of the lot herein conveyed and on the West margin of Old Hickory Boulevard (formerly Hobson Pike), at the said Kimbro's mail box, running North along the West margin of the said Old Hickory Boulevard 168 feet, to a stone; thence West 265 feet to a stake, in Charlie Austin's line, thence South 168 feet to a stone in S.W. corner of the lot herein conveyed and thence East 265 feet to a fence post the point of beginning.

Being part of the same property conveyed to Jeffrey T. Baskin by deed of record in Instrument 20021021-0128520, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☒

This is improved ☐ property, known as **12552 Old Hickory Blvd., Antioch, TN 37013**

(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 my/our hand(s) this 20TH day of February, 2006.

Jeffrey T. Baskin

State of Florida County of Clay

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Jeffrey T. Baskin the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 4613 HIGHWAY 17, ORANGE PARK FL. this 20TH day of February, 2006.

Commission expires:

Notary Public

MICHAEL E. GREEN
MY COMMISSION # DD 390257
EXPIRES: March 2, 2009
Bonded Thru Budget Notary Services