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File No. 261000351

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/17/06 10:19 2 pgs
Fees:13.00 Taxes:473.60

20061117-0142953

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 33rd day of November, 2006.

Notary Public

MY COMMISSION EXPIRES: ~~xx/xx/xxxx~~ 11/25/2006

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Paul Buckingham | Mortgage Lenders of America, LLC | Map 072-11-0<br>Parcel 055.00 |
| (NAME) | (NAME) | |
| 2916 Glenmeade Drive | 8400 West 110th Street, Suite 130 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37216 | Overland Park, KS 66210 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, **Jacqueline G. Bryant and husband Henry W. Bryant,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paul Buckingham and wife, Michelle Buckingham,** 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 all of Lot No. 50, on the Plan of Glenmeade Subdivision, as shown by plat appearing of record in Plat Book 974, Page 32, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Jacqueline G. Bryant and husband Henry W. Bryant by Quitclaim Deed dated April 25, 2003 of record in Instrument No. 20030515-0066691, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Jacqueline G. Sawyers, unmarried by Warranty Deed dated May 30, 1994 of record in Book 10480, Page 94, Register's Office for Davidson County, Tennessee.

This property is subject to: 2007 property taxes and every year thereafter; Subject to any and all matters on plan of record in Plat Book 974, page 32; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2916 Glenmeade Drive, Nashville, TN 37216
(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 hands this 15th day of November 2006.**

Jacqueline G. Bryant

Henry W. Bryant

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Jacqueline G Bryant and Henry W. Bryant, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

**Witness my hand at office this 15th day of November, 2006.**

Commission expires: June 22, 2009

Linda V Jones Notary Public

LINDA V. JONES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

(seal)

**File Number: 261000351**

**RETURN TO:**

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122