(1)

WARRANTY DEED

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TN

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2007.

Melissa D. Rogers
Notary Public

MY COMMISSION EXPIRES: 3/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David L. Simmons	Primary Residential Mortgage, Inc	
(NAME)	(NAME)	
505 Megan Rose Way	4750 West Wiley Post Way #200	22-2-51
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Salt Lake City, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20071179

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Clifford J. Buckosh**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **David L. Simmons**, hereinafter called the GRANTEE, **his/her** 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. 6 on the plan of Section 4, Chase Pointe of record in Book 9700, page 929, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING all of the same property conveyed to Clifford J. Buckosh by Substitute Trustee's Deed from Elizabeth A. Cash, as substitute trustee, dated April 24, 2007 and filed of record in Book 20070502-0052223, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to restrictions appearing of record in Book 10604, page 147, and Book 9948, page 904, Register's Office for said County, and to easements, setback lines and other matters as indicated on the aforesaid subdivision plat.

unimproved ☐

This is improved ☒ property, known as 505 Megan Rose Way, Joelton, TN 37080

(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 GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 31st day of May, 2007.

Davidson County DEEDWARR
Recvd: 06/07/07 13:35 2 pgs
Fees:13.00 Taxes:518.00
20070607-0068431

Clifford J. Buckosh

STATE OF TENNESSEE

COUNTY OF SUMNER

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

Witness my hand and official seal this 31st day of May, 2007.

Commission expires: 3/24/09

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN

Melissa D. Rogers
Notary Public