WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/24/07 12:53 2 pgs
Fees:13.00 Taxes:399.60
20070824-0101653

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 $108000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of August, 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
Laurie M. Givens	Laurie M. Givens	07212012500
(NAME)	(NAME)	
2101 Ridgecrest Drive	2101 Ridgecrest Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20071823

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, Cliff Buckosh II aka Clifford J. Buckosh, a married person**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Laurie M. Givens**, 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. 134 on the map of Dalewood, Section II, as of record in Book 1835, page 6, Register's Office for said County, and described as follows: BEGINNING at a point in the East margin of Ridgecrest Drive at the corner of Lot Nos. 134 and 345; thence with the line between said lots Easterly 130 feet to a point; thence Southerly 109.7 feet to the North margin of Piedmont Drive; thence with the margin of same Westerly 105 feet to the beginning of a curve; thence around said curve, Northerly 39.3 feet to the East margin of Ridgecrest Drive; thence with the margin of same, Northerly 85 feet to the beginning.

BEING all of the same property conveyed to Cliff Buckosh II aka Clifford J. Buckosh by Trustee's Deed from Billy Glass, Co-Trustee, dated July 19, 2007 and filed of record in Book 20070727-0089685, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2101 Ridgecrest 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 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 17th day of August, 2007.

Clifford J Buckosh
Cliff Buckosh II aka 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 Cliff Buckosh II aka Clifford J. Buckosh, a married person, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Cliff Buckosh II aka Clifford J. Buckosh, a married person executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of August, 2007.

Commission expires: 3/24/09

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

Melissa D. Rogers
Notary Public