File No. 271100978

WARRANTY DEED

LAURA A. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER CO.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF DECEMBER, 2007

Notary Public

MY COMMISSION EXPIRES: April 7 2009

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James D. Buckner	Countrywide Bank	086-07-0-110.00
(NAME) 1240 Jackson Hill Road	(NAME) 801 Crescent Center Drive #510	
(ADDRESS) Hermtiage, TN 37076	(ADDRESS) Franklin, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, Chad Lloyd and wife, Sarah Lloyd, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James D. Buckner and Maria Buckner, husband and wife, HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 83 on the Plan of Phase II, Jackson's Retreat, as shown on plat of record in Plat Book 5200, Page 673, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to CHAD LLOYD, UNMARRIED by deed from KARIN VILANOVA, MARRIED, FKA KARIN LASSEL, EWALD LASSEL AND WIFE, RUTH LASSEL of record in Instrument 200402050013992 on 01/30/2004 and filed for record on 02/05/2004, Register's Office for said County. The said Chad Lloyd has since married Sarah Lloyd.

Subject to all matters as set forth per Plat Book 5200 and Page 673, Register's Office of said County.

Restrictive Covenants of record in Book 5741 and Page 360; Book 5745 and Page 294; Book 6176 and Page 939, Register's Office of said County.

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 1240 Jackson Hill Road, Hermtiage, TN 37076
(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(S), Their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Davidson County DEEDWARR
Recvd: 12/13/07 11:14 2 pgs
Fees:13.00 Taxes:477.30
20071213-0143571

Witness my/our hands this 3rd day of December, 2007.

Chad Lloyd by Sarah Lloyd ATTY in fact
Chad Lloyd

Sarah Lloyd
Sarah Lloyd

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Sarah Lloyd, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Chad Lloyd, as his Attorney In Fact, under Power of Attorney bearing Inst. No. 20071213-0143570, Register's Office, Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Chad Lloyd, under said Power of Attorney.

Witness my hand and official seal at office in Mt. Juliet, Tennessee, this the 3rd day of December, 2007.

My Commission Expires:
5-24-08

Jessica Talbott
Notary Public

Jessica Talbott State of Tennessee Notary Public Davidson Co.

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Sarah Lloyd the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Mt. Juliet, Tennessee, this the 3rd day of December, 2007.

My Commission Expires:
5-24-08

Jessica Talbott
Notary Public

Jessica Talbott State of Tennessee Notary Public Davidson Co.

File Number: 271100978
RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122