WARRANTY DEED



Davidson County DEEDWARR
Recvd: 12/17/07 09:57 2 pgs
Fees:13.00 Taxes:251.60

20071217-0144343

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER : $68,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of December, 2007.

Notary Public

MY COMMISSION EXPIRES: March 24, 2009.
(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
Teresa L. Bamford	Synovus Mortgage Corporation	
(NAME) 530 W. Main St.	(NAME) 401 Church Street	04309023400
(ADDRESS) Hendersonville. TN 37075	(ADDRESS) Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20072515

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 **Teresa L. Bamford**, 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 Number 37 and the easterly 10.5 feet of Lot Number 38, Block "B" on the Plan of Woodlawn Estates, of record in Book 843, page 82, Register's Office for Davidson County, Tennessee.

Said property, a corner property, fronts 72 feet on the southerly margin of Dupont Avenue and extends back 165.0 feet on the westerly line and 165.5 feet (165.75 feet more or less, by field measure) on the easterly line along the westerly margin of Bixler Avenue to a dead line in the rear, measuring 59.5 feet thereon.

BEING all of the same property conveyed to Clifford J. Buckosh by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, dated September 11, 2007 of record in Instrument No. 20070920-0112645, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 332 Dupont Ave., Madison, TN 37115

(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 12th day of December, 2007.

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 12th day of December, 2007.

Commission expires: March 24, 2009

Melissa D. Rogers

Melissa D. Rogers Notary Public

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds