WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Connie L. Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY of DECEMBER, 2007.

Ernestine Noell
Notary Public

MY COMMISSION EXPIRES: 9-13-08
(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
Darren Scott Foster	Darren Scott Foster	03413012600
(NAME)	(NAME)	
117 McKinley Street	117 McKinley Street	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115-2419	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20072678

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 **Darren Scott Foster**, 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. 32, Block "B" on the Plan of East Lawn of record in Book 547, pages 153 and 154, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Property commonly known as 117 McKinley Street, Madison, Tennessee 37115.

Being the same property conveyed to Clifford J. Buckosh by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Trustee, executed September 25, 2007 and filed of record at Instrument no. 20071010-0120687, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 117 McKinley Street, 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 26th day of December, 2007.

Clifford J. Buckosh

Davidson County DEEDWARR
Recvd: 12/31/07 15:33 2 pg
Fees:13.00 Taxes:370.00

20071231-0149452

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 26th day of December, 2007.

Commission expires: 9-13-08

Ernestine Noell

Notary Public

