WARRANTY DEED

CONNIE L. TIMBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,000.00

Melissa D. Rogers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of March, 2008.

Connie L. Timbs
Notary Public

MY COMMISSION EXPIRES: February 8, 2011.
(AFFIX SEAL)

RETURN TO & 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
Ashley Bess	Magna Bank	04316014900
(NAME)	(NAME)	
1037 Mallow Drive	6525 Quail Hollow, Suite 300	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Memphis, TN 38120	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20080669

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 Buckosh, married**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Ashley Marie Bess, an unmarried woman**, 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. :

Described property located in Davidson County, Tennessee, to wit:

Lot Number 26 on the Plan of Arrowhead Estates, Revised, Section 1, of record in Plat Book 4955, page 27, Register's Office for Davidson County, Tennessee to which plan reference is here made for a more complete description of said lot.

BEING all of the same property conveyed to Clifford Buckosh by Substitute Trustee's Deed from Shapiro & Kirsch, LLP dated September 7, 2007 of record in Instrument No. 20070920-0112644, Register's Office for Davidson County, Tennessee.

Clifford Buckosh has not resided at this property.

RESTRICTIONS:

This conveyance is made subject to all terms and matters as shown on the aforementioned plat of record and to restrictions of record in Book 5154, Page 59, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1037 Mallow Drive, 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 24th day of March, 2008.

Davidson County DEEDWARR
Recvd: 03/26/08 11:23 2 pgs
Fees:13.00 Taxes:373.70
20080326-0030317

Clifford 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 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 Buckosh executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of March, 2008.

Commission expires: February 8, 2011



Connie L. Timbs

Connie L. Timbs Notary Public