WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of July, 2008.

Notary Public

MY COMMISSION EXPIRES: 9-13-08

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/24/08 09:13 2 pgs
Fees:13.00 Taxes:462.50

20080724-0075678

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
Numan R Melgar Buruca	SunTrust Mortgage Inc.	14816004200
(NAME)	(NAME)	
809 Reeves Road	401 Commerce Street	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20081452

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, Rebecca Buckosh, a married person,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Numan R Melgar Buruca, a married person,** 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 240 on the Plan of Debra Heights, Section 2, of record in Plat Book 3700, page 39, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Together with a contiguous parcel of land lying to the rear of Lot 240 described as beginning at the rear common corner of Lots 239 and 240; thence South 4° 50' 53" East 78.36 feet to a point; thence South 74° 22' 27" West 75.32 feet to a point; thence North 10° 40' 42" West 80 feet to the common corner of Lot 240 and 241; thence with the rear line of Lot 240 East 83.12 feet to the point of beginning.

BEING all of the same property conveyed to Rebecca Buckosh by Substitute Trustee's Deed from Nationwide Trustee Services, Inc., dated February 14, 2008 and filed of record in Book 20080228-0019739, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to restrictions appearing of record in Book 3949, page 404, Register's Office for said County, and to all matters set out on the aforesaid subdivision plat.

unimproved ☐

This is improved ☒ property, known as 809 Reeves Road, Antioch, TN 37013

(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 18th day of July, 2008.

Rebecca Buckosh, by Clifford Buckosh, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Rebecca Buckosh, by Clifford Buckosh, Attorney-in-Fact, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Rebecca Buckosh, by Clifford Buckosh, Attorney-in-Fact executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of July, 2008.

Commission expires: 9-13-08

Notary Public

ERNESTINE NOELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY