WARRANTY DEED

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075

Davidson County DEEDWARR
Recvd: 08/06/08 12:43 2 pg:
Fees:13.00 Taxes:428.83

20080806-0081050

DEBORAH L. BAXTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER CO.

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,900.00

Melissa D. Rogers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of August, 2008.

Deborah L. Baxter
Notary Public

MY COMMISSION EXPIRES: 5/23/2011
(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
Sheteka L. Buckner	CTX Mortgage Company, LLC	052080A20500C
(NAME)	(NAME)	
1305 San Carlos Trail	P.O. Box 199114	
(ADDRESS)	(ADDRESS)	
Madison, TN	Dallas, TX 75219-9114	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20081438

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, **we, Linda H. Vaughn and Robin L Wheeler**,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sheteka L. Buckner***, 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. :

*an unmarried woman **both unmarried

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Heron Walk, Section 3, Phase 1 of record in Plat Book 9700, page 551, Register's Office for said County, to which reference is made for a more complete description

BEING all of the same property conveyed to Robin Wheeler and Linda H. Vaughn by Substitute Trustee's Deed from Nationwide Trustee Services, Inc. dated March 27, 2008 of record in Instrument No. 20080418-0039400, Register's Office for Davidson County, Tennessee. Reference is also made to deed recorded September 8, 2006 of record in Instrument No. 20060908-0111623, said Register's Office.

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 10095, Page 44 and to By-Laws of record in Book 10170, Page 14, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1305 San Carlos Trail, 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 we do covenant with the said GRANTEE 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, 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 our hands this 4th day of August, 2008.

Linda H. Vaughn

Linda H. Vaughn

Robin L Wheeler

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Linda H. Vaughn and Robin L Wheeler, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Linda H. Vaughn and Robin L Wheeler executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of August, 2008.

Commission expires: 5/23/2011

Deborah L. Baxter

Notary Public

