WARRANTY DEED

Return:

Southeast Title of Tenn.
214 Centerview Drive, Ste. 101
Brentwood, TN 37027
900268

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF APRIL, 2009.

SELINA KNIGHT
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 2, 2011

Notary Public

MY COMMISSION EXPIRES: (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
Donald Ellis Tangren	New Owner	0711501880
(NAME)	(NAME)	
1403 Pennock Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20090526

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 **Donald Ellis Tangren, an unmarried man**, 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 Nos. 224, 225 and part of Lot 226 on the map of Highland Land Company's Subdivision, of record in Book 421, page 14, Register's Office for Davidson County, Tennessee. Beginning at a point in the Easterly margin of Pennock Avenue, said point being the Southwest corner of Lot No. 223 and the Northwest corner of Lot No. 224; thence with the common boundary line of Lots 223 and 224 in an Easterly direction 175 feet to a 15 foot alley; thence with the Westerly margin of said alley in a Southerly direction, 57 feet to a point, said point being 7 feet south of the boundary line of Lot No. 225; thence in a Westerly direction parallel with the boundary line of Lot No. 225, 40 feet to a point; thence South 18 feet to a point, said point being in the common boundary line of Lot Nos. 226 and 227; thence with the boundary line of Lots 226 and 227, in a Westerly direction 126 feet to a point in the Easterly margin of Pennock Avenue; thence North with margin of said avenue 75 feet to the point of beginning.

BEING all of the same property conveyed to Clifford Buckosh by Substitute Trustee's Deed from Nationwide Trustee Services, Inc., as Substitute Trustee, dated September 25, 2008 and filed of record in Instrument 20081010-0102804, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1403 Pennock Avenue, Nashville, TN 37207

(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.

BILL GARRETT, Davidson County
Trans:T20090023111 DEEDWARR
Recvd: 04/07/09 10:57 2 pgs
Fees:13.00 Taxes:349.65
20090407-0031723

Witness my hand this 3rd day of April, 2009.

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 3rd day of April, 2009.

Commission expires: 2-8-11

CONNIE L. TIMBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public