RETURN TO:
SECURITY TITLE & ESCROW CO., LLC
5228 NORTH MAIN ST. UNIT 6
SPRING HILL, TN. 37174

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KRISTEN JACOBY
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY
My Commission Expires September 24, 2013

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd, Ste. 105
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe Doctora	Joe Doctora	16204001000
(NAME)	(NAME)	
4945 Shihmen Dr.	PO Box 50562	
(ADDRESS)	(ADDRESS)	
Antioch, TN	Nashville, [redacted] TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20100425

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**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Joe Doctora**, 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. :

Located in Davidson County, Tennessee, Lot 167, Antioch Park Subdivision, Section 3, as shown on plat of record in Book 4460, Page 25, Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Clifford Buckosh by Deed dated August 21, 2009, of record in Instrument No. 20090831-0081445, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4945 Shihmen Dr., 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.

Clifford Buckosh

BILL GARRETT, Davidson County
Trans:T20100022080 DEEDWARR
Recvd: 04/14/10 10:19 2 pgs
Fees:13.00 Taxes:281.20

20100414-0028061

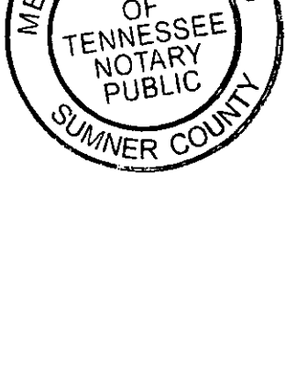
STATE OF TENNESSEE

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 12th day of April, 2010.

Commission expires: 4/23/2013



Melissa D. Rogers

Notary Public