File No. 210040575

WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JULY, 2010.

Notary Public

MY COMMISSION EXPIRES: . (AFFIX SEAL) 11-22-10

BILL GARRETT, Davidson County
Trans:T20100043070 DEEDWARR
Recvd: 07/14/10 10:12 2 pgs
Fees:13.00 Taxes:357.05

20100714-0055140

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charlie King	PEOPLES HOME EQUITY	09805016400
(NAME) 5120 Hunters Point Lane	(NAME) 213 Ward Circle, Suite 201	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **We, Claude Ronald Buck, David Michael Buck, and Rita Gail Buck Chanatry, devisees of Margaret G. Buck**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Charlie King, a single man**, hereinafter called the grantee(s), His heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 6-B on the Plan of Hunter's Point Subdivision, Zone Lot Division of Lots 4, 5, 6 and 53, Plat Book 6200, Page 173, amending Plat Book 5200, Page 736, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Steven W. Buck, unmarried by Warranty Deed from William L. James, dated April 29, 1996 and filed for record on May 2, 1996 in Book 10036, Page 325, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated August 6, 2007 and filed for record in Instrument No. 20071219-0145848, said Register's Office, Steven W. Buck conveyed an undivided one-half interest, reserving a life estate in same, to Margaret G. Buck. The said Stephen W. Buck died testate on September 1, 2004 devising his remaining interest to Ronnie Buck as evidenced in Probate Court File No. 08P-1610, Office of the Clerk for Probate Court for Davidson County, Tennessee. The said Ronnie Buck, unmarried, conveyed his interest in subject property to the said Margaret G. Buck by Quitclaim Deed dated March 10, 2009 and filed for record in Instrument No. 20090420-0035290, said Register's Office. The said Margaret G. Buck died testate on January 25, 2010 devising subject property to Claude Ronald Buck, David Michael Buck and Rita Gail Buck Chanatry as evidenced in Probate Court File No. 10P-512, Office of the Clerk for Probate Court for Davidson County, Tennessee.

Restrictive Covenants of record in Deed Book 3814, Page 592 and Book 6279, Page 741, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Book 6256, Page 293, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 5120 Hunters Point Lane, Hermitage, TN 37076
(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(S), His heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), His heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 13th day of July, 2010.

Rita Gail Buck Chanatry, by David Michael Buck, atty in fact

Claude Ronald Buck, by David Michael Buck, atty in fact

Rita Gail Buck Chanatry, by David Michael Buck atty in fact

Claude Ronald Buck, by David Michael Buck atty in fact

David Michael Buck

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named David Michael Buck, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt Juliet, Tennessee, this 13th day of July, 2010.

My Commission Expires: 6/5/12

Notary Public

KIMIE PERRY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

On this 13th day of June, 2010, before me personally appeared David Michael Buck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact of Claude Ronald Buck and Rita Gail Buck Chanatry, and is authorized by him and her, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Instrument No 20100714-0055138 and 20100714-0055139, Register's Office of Davidson County, Tennessee.

Witness my hand at office this 13th day of July, 2010.

Commission expires: 6/5/12

KIMIE PERRY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

Notary Public

File Number: 210040575

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122