WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/29/10 12:21 2 pgs
Fees:13.00 Taxes:1032.30
20100929-0077481

REAGAN E. DUNPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$279,000.00.**

Affiant

Subscribed and sworn to before me this 28 day of SEP, 2010

Notary Public
My Commission expires: Jan 6, 2014
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Kenneth Petroni	SAME	091-16-0-149.00
4605 Dakota Avenue		
Nashville, TN 37209		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Barry B. Buxkamper, individually and as Executor of the Estate of Wilbert J. Buxkamper**, and **Becky A. Buxkamper**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kenneth Petroni and Molly Petroni, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 508, Block 25 on the plan of Charlotte Park Land Company's First Addition, of record in Book 57, page 103, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to W.J. Buxkamper and wife, June W. Buxkamper, by deed from William A. Kirsch and wife, Julie A. Simpson, on July 25, 1995, of record in Book 9744, page 675, Register's Office for Davidson County, Tennessee. The said June W. Buxkamper having died leaving property to W.J. Buxkamper by right of survivorship. W.J. Buxkamper, aka Wilbert J. Buxkamper died testate on February 14, 2010, a resident of Davidson County, Tennessee and his Last Will and Testament was admitted to Probate on March 8, 2010 at Cause NO. 10P-380. Barry B. Buxkamper qualified as Executor of the Estate of Wilbert J. Buxkamper on March 8, 2010, and does hereby execute this deed pursuant to the authority granted to him pursuant to the aforesaid will.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 57, page 103, Register's Office Davidson County, Tennessee.

This is improved property known as: **4605 Dakota Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 September 24, 2010.

Barry B. Buxkamper
Barry B. Buxkamper, individually and as Executor

Becky A. Buxkamper
Becky A. Buxkamper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Barry B. Buxkamper, individually and as Executor of the Estatate of Wilbert J. Buxkamper to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 24, 2010

My commission expires 8/23/11

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Becky A. Buxkamper to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 24, 2010

My commission expires 8/23/11

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 8/23/11

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY