03

Realty Title

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00

Rachelle Caudill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of March, 2011

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DIANE C. MARTIN NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY My Commission Expires 02-11-2013

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary J. Buckelew (NAME)	BANKTENNESSEE (NAME)	095-10-0 058.00
2112 Snook Drive (ADDRESS)	2915 FOREST HILL IRENE RD. (ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	GERMANTOWN, TN 38139 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Kenneth Businda, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Mary J. Buckelew**, hereinafter called the Grantee, her 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 the westerly part of Lot No. 148 on the Plan of Elm Hill Acres, Section 4, of record in Book 2331, Page 118, Register's Office for said County, to which plan reference is hereby made for a more complete description.

SAID Lot No. 148 beginning at a point in the northerly margin of Snook Drive, being the southerly common corner of Lots 147 and 148; thence northerly along the common line between said Lot Nos. 147 and 148, 171.8 feet to a point in the rear line of Lot No. 167, being the northerly common corner between Lot Nos. 147 and 148; thence easterly along the common line between Lot Nos. 167 and 148, and continuing along the common line between Lot Nos. 166 and 148, 98.4 feet to a point; thence southerly 183.8 feet to a point in the northerly margin of Snook Drive, being the southerly common point between Lot Nos. 148 and 149; thence westerly along the northern margin of said Snook Drive, 71 feet to the point of beginning.

BEING the same property conveyed to Kenneth Businda by deed dated January 22, 2010 from James Paul Arney, Jr., of record in Instrument No. 20100203-0008657, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

BILL GARRETT, Davidson County
Trans:T20110020854 DEEDWARR
Recvd: 04/08/11 13:54 2 pgs
Fees:13.00 Taxes:462.13
20110408-0027411

unimproved ☐
This is improved X property, known as 2112 Snook Drive, Nashville, TN 37214

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 Grantees, their 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 31st day of March, 2011

Kenneth Businda

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, **Kenneth Businda**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 31st day of March, 2011

Notary Public

My commission expires: _____

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIR
November 7, 2011