BILL GARRETT, Davidson County
Trans:T20110023358 DEEDWARR
Recvd: 04/20/11 13:21 2 pgs
Fees:13.00 Taxes:551.30
20110420-0030513

WARRANTY DEED

JULIE BERRYMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of April, 2011

Julie Berryman
Notary Public

MY COMMISSION EXPIRES: 12/23/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 204 Antebellum Ln., Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly Dawn Marvel	Primary Residential Mortgage	149150A25600CO
(NAME)	(NAME)	
1649 Bridgecrest Dr.	4750 West Wiley Post Way Ste. 200	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Salt Lake City, UT. 84116	
(CITY) (STATE) (ZIP)	(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/WE, **Thomas H. Buckton and Diana J. Buckton,** husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kimberly Dawn Marvel,** a single woman, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 315, Phase 3, Cambridge Forest Subdivision, as shown on plats of record in Instrument No. 20010628-0068483 and amended in Instrument No. 20020503-0054630, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Thomas H. Buckton and wife, Diana J. Buckton by Warranty Deed from Jeffery L. James, dated February 25, 2005 and recorded in Instrument No. 20050303-0023479, 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.

unimproved ☐
This is improved ☒ property, known as 1649 Bridgecrest Dr., Antioch, TN 37013

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 **21st** day of **April, 2011**

Thomas H. Buckton

Diana J. Buckton

STATE OF TENNESSEE
COUNTY OF Wilson

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

Witness my hand and official seal, this **21st** day of **April, 2011**

Notary Public

My commission expires:
12/23/14

JULIE BERRYMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY