WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/05/11 11:25 2 pgs
Fees:13.00 Taxes:725.20
20110705-0051139

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2011.

Notary Public

MY COMMISSION EXPIRES: 1-6-14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard W. Buckner, Jr. and Jan Baughman-Buckner	Suntrust Bank	053-03-0-214.00
(NAME)	(NAME)	
1304 Overton Street	1001 Semmes Ave	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, George E. Rusho and wife, Kathy D. Rusho, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard W. Buckner, Jr. and wife, Jan Baughman-Buckner, 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:

A certain tract of parcel of land in Davidson County, State of Tennessee, described as follows, to –wit:

Being Lot No. 157 of Section "B" on the Plan of E.I. duPoint de Nemours and Company's Subdivision, as of record in Book 1424, page 67, Register's Office for Davidson County, Tennessee.

Said Lot No. 157 fronts 55.2 feet on the Westerly side of Overton Street and extends back 87.6 feet on the Northerly line and 87.7 feet on the Southerly line to a dead line measuring 55.2 feet thereon.

Being the same property conveyed to George E. Rusho and wife,Kathy D. Rusho, by deed of record in Instrument Number 20041216-0149753, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of E.I. duPoint de Nemours and Company's Subdivision of record in Book 1424, page 67, Register's Office for Davidson County, Tennessee. Any and all matters as they may appear on the Plan of Record in Book 1424, page 67, said Register's Office. Right of way easements of record in Book 626, page 556, Book 662, page 743 and Book 1643, page 311, said Register's Office. Utility Easement of record in Book 1424, page 67, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1304 Overton Street, Old Hickory, TN 37138

(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 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, 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 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 30th day of June, 2011.

George E. Rusho

Kathy D. Rusho

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George E. Rusho and Kathy D. Rusho, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 30th day of June, 2011.

Commission expires:

TAMIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

Notary Public

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 rendered 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