(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF MARCH, 2012.

Notary Public

MY COMMISSION EXPIRES: 1-9-14
(AFFIX SEAL)

MELANIE D. DURARD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires: January 9, 2014

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David McDaniel	Flagstar Bank, FSB	086-09-0-044.00
(NAME)	(NAME)	
3217 Dockside Dr.	5151 Corporate Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Troy, MI 48098-2639	
(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, **Andrew Buckwalter and Natalie Buckwalter**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David McDaniel**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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

Being Lot No. 52, on the Plan of Lakeside Woods Estates, Section Three, of record in Plat Book 7900, pages 218-220, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Andrew Buckwalter and wife, Natalie Buckwalter, by Warranty Deed from C. Michael Carroll, dated November 25, 2002, as of record in Instrument No. 20021203-0148601, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2012, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 7900, page 218-220; restrictions of record in Book 8228, page 335; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3217 Dockside Dr., 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 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.

BILL GARRETT, Davidson County
Trans:T20120016540 DEEDWARR
Recvd: 03/06/12 13:33 2 pgs
Fees:13.00 Taxes:410.70
20120306-0019621

Witness our hands this 2nd day of March 2012.

Andrew Buckwalter

Natalie Buckwalter

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Andrew Buckwalter and Natalie Buckwalter, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Mount Juliet, Tennessee, this 2nd day of March, 2012.

Notary Public

My Commission Expires: 1/9/14

MELANIE D. DURARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires: January 19, 2014