WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120032480 DEEDWARR
Recvd: 05/03/12 10:39 2 pgs
Fees:13.00 Taxes:862.10
20120503-0038004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$233,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF APRIL, 2012.

Notary Public

MY COMMISSION EXPIRES: 3-3-2014

(AFFIX SEAL)

MELODY M. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 3, 2014

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 204 Antebellum Lane, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas M. Kaye	**Pinnacle National Bank**	**14701021800**
(NAME)	(NAME)	
329 Binkley Drive	**150 3rd Avenue South, Suite 900**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Nashville, TN 37201**	
(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, **James G. Buckley and wife, Carey S Buckley** hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **Thomas M. Kaye and wife, Kim K. Kaye,** 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:

Land in Davidson County, Tennessee, being Lot No. 331, as shown on the map entitled Caldwell Hall, Section Three, of record in Plat Book 2900, page 131, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to James G. Buckley, an unmarried person and Carey A. Sloan, an unmarried person, by deed from Lloyd Allen Hackett and wife, Carol Jean Hackett, dated August 26, 2005 and filed on September 1, 2005 in Instrument No. 20050901-0105287, Register's Office for Davidson County, Tennessee.

*Carey A. Sloan has since married and now goes by Carey S. Buckley.

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 **329 Binkley Drive, Nashville, TN 37211**
(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 **24th** day of **April, 2012**

James G. Buckley

Carey S. Buckley

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, **James G. Buckley and Carey S. Buckley**, 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 **24th** day of **April, 2012**

Julie Berryman
Notary Public

My commission expires: _12/23/14_____

JULIE BERRYMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY