BILL GARRETT, Davidson County
Trans:T20130064955 DEEDWARR
Recvd: 07/30/13 11:17 2 pgs
Fees:13.00 Taxes:323.75

20130730-0079114

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,500.00

Harvey D. Buck
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th day of July, 2013

Notary Public:

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

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Harvey Buck	US Bank National Assoc.	Parcel ID:
4321 Woods Street	4801 Frederica Street	06413003000
Old Hickory, TN 37138	Owensboro, KY 43201	

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, we

Frank O. DeCaria, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Harvey Buck, unmarried
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. 31 of Block No. 3 on the Plan of Berryville, as of record in Book 421, page 117, Register's Office for said County.

SAID Lot No. 31 fronts 50 feet on the westerly side of Wood Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Frank O. DeCaria, unmarried, by deed from Andrew M. Jackson et ux Elizabeth Jackson, of record in Book 5009, Page 736, said Register's Office, dated March 25, 1976.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 421, Page 117, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4321 Woods Street, Old Hickory, TN 37138

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 my hand this 5TH day of July, 2013.

Frank O. DeCaria

Frank O. DeCaria

STATE OF ~~TENNESSEE~~ West Virginia
COUNTY OF Hancock

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank O. DeCaria, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Kingsport~~ West Virginia, Tennessee, this 5 day of July, 2013.

My Commission Expires: March 21, 2023

Notary Public

OFFICIAL SEAL
NOTARY PUBLIC
STATE OF WEST VIRGINIA
YUNA L. EASTERLING
3401 Pennsylvania Avenue
Weirton, West Virginia 26062
My Commission Expires Mar. 21, 2023