WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140010169 DEEDWARR
Recvd: 02/12/14 12:31 3 pgs
Fees:18.00 Taxes:410.70

20140212-0012467

R-MFR-14-254

STATE OF Tennessee
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF February, 2014.

Notary Public

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

MY COMMISSION EXPIRES: 10-17

THIS INSTRUMENT WAS PREPARED BY:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212
Phone: 615-383-2903

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Julie Owens (NAME)	**Julie Owens** (NAME)	
16 Redbud Drive (ADDRESS)	**16 Redbud Drive** (ADDRESS)	**119-14-29.00**
Nashville, TN 37215 (CITY) (STATE) (ZIP)	**Nashville, TN 37215** (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **CHAD A. BUCK, MARRIED, AND JAMES E. BUCK AND JOYCE BUCK, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JULIE OWENS, UNMARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 6 OF BLOCK "E" ON THE PLAN OF WOODBINE COURTS, SECTION 2, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY BLANCHARD AND PARRISH, ENGINEERS, AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY MARGIN OF TANKSLEY AVENUE AT THE COMMON CORNER OF LOTS 5 AND 6; THENCE WITH THE LINE BETWEEN SAID LOTS, NORTHWARDLY 155.5 FEET TO THE CORNER OF LOTS NOS. 5 AND 6, 24 AND 25; THENCE WITH THE LINE BETWEEN LOTS 6 AND 24, EASTWARDLY 75 FEET TO THE CORNER OF LOTS NOS. 6 AND 7; THENCE WITH THE LINE BETWEEN SAID LOTS, SOUTHWARDLY 155.5 FEET TO THE NORTHERLY MARGIN OF TANKSLEY AVENUE; THENCE WITH THE NORTHERLY MARGIN OF SAID AVENUE, WESTWARDLY 75 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO CHAD A. BUCK, SINGLE AND JAMES E. BUCK AND JOYCE BUCK, HUSBAND AND WIFE BY WARRANTY DEED FROM DONALD R. GARTON, MARRIED, RECORDED ON THE 2ND DAY OF JULY, 2004 IN INSTRUMENT NO. 20040702-0079237, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2014 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

NOTE: EVE R. HOLIBAUGH JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HER INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

This is ( ) **unimproved** (X) **improved** property known as **254 Tanksley Avenue Nashville, Tennessee 37211.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 5th day of February, 2014.

Chad A. Buck

Eve R. Holibaugh by Chad A, Buck as
Attorney In Fact

James E. Buck by Chad A. Buck as
Attorney In Fact

Joyce Buck by Chad A. Buck as
Attorney In Fact

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 5th day of February, 2014.

Notary Public

My Commission Expires:

(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires August 23, 2016

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared CHAD A. BUCK to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Eve R. Holibaugh and who acknowledged he/she/they executed the same as the free act and deed of the said Eve R. Holibaugh..

Witness my hand and official seal, this the 5th day of February, 2014.

Notary Public

My Commission Expires:

(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires August 23, 2016

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared CHAD A. BUCK to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JAMES E. BUCK and who acknowledged he/she/they executed the same as the free act and deed of the said JAMES E. BUCK.

Witness my hand and official seal, this the 5th day of February, 2014.

Notary Public

My Commission Expires:

(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires August 23, 2016

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared CHAD A. BUCK to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOYCE BUCK and who acknowledged he/she/they executed the same as the free act and deed of the said JOYCE BUCK.

Witness my hand and official seal, this the 5th day of February, 2014.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212