WARRANTY DEED

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $191,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of June, 2014.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) MY COMMISSION EXPIRES MARCH 1, 2016

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Seth Conley	Seth Conley	04207003200
(NAME)	(NAME)	
724 S. Summerfield Dr.	724 S. Sunmerfield Dr.	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20140892

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, **Donald T. Buckley, Ronald J. Buckley and Greig B. Buckley**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Seth Conley and Amanda J. Conley, husband and wife**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot NO. 76 on the Plan of Bonnie Brae, Section 3, a plat of which appears of record in Book 2854, page 51, Register's Office for Davidson County, Tennessee.

Said Lot No. 76 fronts 90 feet on the Easterly side of South Summerfield Drive and extends back between lines 389.7 feet on the Northerly line and 324.5 feet on the Southerly line to a dead line in the rear on which it measures 193 feet.

BEING all of the same property conveyed to William H. Buckley and wife, Helen M. Buckley by Warranty Deed from Edward J. Gross and wife, Barbara P. Gross dated December 14, 1977 and filed of record in Book 5233, Page 493, Register's Office for Davidson County, Tennessee. The said Helen M. Buckley is now deceased, leaving the said William H. Buckley the surviving tenant by the entirety and sole owner of said land. The said William H. Buckley conveyed his interest in subject premises to Donald T. Buckley, Ronald J. Buckley and Greig B. Buckley by Quitclaim Deed dated December 28, 2012 and filed of record in Instrument 20121228-0120028, Register's Office for said County

unimproved ☐

This is improved ☒ property, known as 724 S. Summerfield Dr., Madison, TN 37115

(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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20140043896 DEEDWARR
Recvd: 06/20/14 11:54 2 pgs
Fees:13.00 Taxes:706.70
20140620-0054090

Witness our hands this 17th day of June, 2014.

Greig B. Buckley By Donald T. Buckley Attorney in Fact

Greig B. Buckley, By Donald T. Buckley Attorney in Fact

Donald T. Buckley

Ronald J. Buckley By Donald T. Buckley Attorney in Fact

Ronald J. Buckley, By Donald T. Buckley Attorney in Fact

STATE OF Florida
COUNTY OF Brevard

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

Witness my hand and official seal this 16th day of June, 2014.

Commission expires:

EILEEN S. KEHOE
MY COMMISSION # FF 043799
EXPIRES: September 23, 2017
Bonded Thru Budget Notary Services

Eileen S Kehoe
Notary Public

State of Florida)
County of Brevard)

On this 16th day of June, 2014, before me personally appeared Donald T. Buckley, 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 Ronald J. Buckley, and who acknowledged that he executed the same as the free act and deed of Ronald J. Buckley

Witness my hand and official seal at Madison, Tennessee, this 16th day of June, 2014

EILEEN S. KEHOE
MY COMMISSION # FF 043799
EXPIRES: September 23, 2017
Bonded Thru Budget Notary Services

Eileen S Kehoe
Notary Public

My Commission expires:

State of Florida)
County of Brevard)

On this 16th day of June, 2014, before me personally appeared Donald T. Buckley, 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 Greig B. Buckley, and who acknowledged that he executed the same as the free act and deed of Greig B. Buckley.

Witness my hand and official seal at Madison, Tennessee, this 16th day of June, 2014

Eileen S Kehoe
Notary Public

My Commission expires:

EILEEN S. KEHOE
MY COMMISSION # FF 043799
EXPIRES: September 23, 2017
Bonded Thru Budget Notary Services