This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P14-0379-D

BILL GARRETT, Davidson County
Trans:T20140045853 DEEDWARR
Recvd: 06/27/14 11:14 2 pgs
Fees:13.00 Taxes:599.40
20140627-0056457

WARRANTY DEED

Address of New Owners:
Mr. and Mrs. Jacob Preston
7277 Charlotte Pike Unit 220
Nashville, TN 37209

Send Tax Bills To:
New owner

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, I,
Stephanie Buckley, married (formerly known as Stephanie L. Petry)

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto
Jacob Preston and wife, Lauren Preston

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:

Lying and being in Davidson County, Tennessee and being Unit 41 on the Plan of West Park, Phase 2 as established by a Master Deed for West Park Homeowners Association, Inc., of record in Instrument Number 20040304-0024541, as amended by First Amendment and Supplement to Declaration of Covenants, Conditions and Restrictions and By-Laws for West Park Homeowners Association, Inc., of record in Instrument Number 20041221-0151636, in the Register's Office of Davidson County, Tennessee, and as further set out on a plan of West Park Phase 2 of record as Instrument Number 2004112-013248, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Stephanie L. Petry, unmarried, by deed from NVR, Inc., a Virginia corporation t/a Fox Ridge Homes, dated July 22, 2005, and of record in Instrument Number 20050727-0087605, in the Register's Office of Davidson County, Tennessee.

This property is subject to restrictions of record in Instrument Number 20040304-0024541 as amended in Instrument Number 20041221-0151636, in the Register's Office of Davidson County, Tennessee.

This property is subject to matters shown on plats of record in Instrument Number 20040624-0075135 and Instrument Number 20041112-0136248, in the Register's Office of Davidson County, Tennessee.

This property is subject to an Overhang Easement in favor of the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of the said Metropolitan Government of record in Book 6301, Page 684, in the Register's Office of Davidson County, Tennessee.

This is ( ) Unimproved (X) Improved property known as 7277 Charlotte Pike Unit 220, Nashville, TN 37209

THIS CONVEYANCE IS SUBJECT TO: 2014 Davidson County Taxes which have been prorated and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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.

Daniel Buckley, husband of Stephanie Buckley, joins in this conveyance to quitclaim any and all right, title and interest he may have in and to the above described property.

Witness our hands this the 25th day of June, 2014.

Stephanie Buckley

Daniel Buckley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephanie Buckley and husband, Daniel Buckley, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 25th day of June, 2014.

Notary Public

AL FRAZIER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2/12/18

STATE OF TENNESSEE
COUNTY OF DICKSON

The actual consideration or value, whichever is greater, for this transfer is $162,000.00.

Affiant

Subscribed and sworn to before me, this the 25th day of June, 2014.

Notary Public

AL FRAZIER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2/12/18

Map: 114 08 0C
Parcel: 044.00