BILL GARRETT, Davidson County
Trans:T20140052349 DEEDWARR
Recvd: 07/21/14 11:22 2 pgs
Fees:13.00 Taxes:777.00

20140721-0064401

Warranty Deed

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $210,000.00.

Affiant

SUBSCRIBED AND SWORN to before me, this the 15th day of July, 2014.

Notary Public
My Commission Expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Emmet C. Dibble	First Community Mortgage	
816 Stirrup Dr.	245 Heritage Park Drive	14203002300
Nashville, TN 37221	Murfreesboro, TN 37129	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CLAUDE DAVID BUCK, III AND JOYCE W. DANIELS NKA LINDA BUCK, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EMMET C. DIBBLE, A SINGLE PERSON**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 316 on the Plan of Walnut Hills Manor, Section I, Resubdivision of record in Plat Book 4955, Page 21, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Claude David Buck, III and Joyce W. Daniels by deed from Fidelity Federal Savings & Loan Association of Tennessee of record in Book 6032, page 493, Register's Office for Davidson County, Tennessee, dated April 5, 1983 and recorded on April 5, 1983.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 816 Stirrup Dr., Nashville, TN 37221..

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of July, 2014.

Claude David Buck, III

Joyce W. Daniels NKA Linda Buck

Joyce W. Daniels NKA Linda Buck

STATE OF Colorado
COUNTY OF Gunnison

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Claude David Buck, III and Joyce W. Daniels NKA Linda Buck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of July, 2014.

Notary Public Janie Wible

My Commission Expires: May 18, 2017

JANIE WIBLE
Notary Public
State of Colorado
Notary ID 20014015743
My Commission Expires May 18, 2017