WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of December, 2014

Notary Public:

MY COMMISSION EXPIRES: 11-3-15
(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:
Lori Buck	NEW OWNER	Parcel ID:
44787 White Rd.		15003041200
Lisbon, OH 44432		

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

Lynne Marie Dunn and Keith Richard Saley, Devisees under the Will of Myra A. Saley and Keith Richard Saley, Executor of the Estate of Myra A. Saley

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Lori Buck and husband, Randy Buck
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. 92B on the Plan of Zone Lot Division of Lot 81 Chelsea of Priest Lake, Section 2A and Lot 92 Chelsea of Priest Lake Sec. 2B, of record in Book 6250, Pages 423-440, and as amended in Book 6250, Page 944, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Myra A. Saley by deed from Melanie H. Ricks Ladd and spouse, Joseph V. Ladd, of record in Instrument 20031117-0167493, said Register's Office, dated November 14, 2003. The said Myra A. Saley died testate on August 15, 2014, and the Estate was admitted to Probate as Probate No. 14P1550, of record in Probate Court of Davidson County, Tennessee.

This conveyance is subject to Restrictions of record in Book 6213, Page 806, and Book 6298, Page 539, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 6250, Pages 423-440, and as amended in Book 6250, Page 944, said Register's Office.

The signature of Lynne Marie Dunn is signed by her duly appointed Attorney-in-Fact, Keith Saley, pursuant to the Power of Attorney of record in Instrument 20141202-0110335, 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 2907 Sheana Way, Antioch, TN 37013

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.

BILL GARRETT, Davidson County
Trans:T20140090132 DEEDWARR
Recvd: 12/02/14 10:44 2 pgs
Fees:13.00 Taxes:321.90
20141202-0110336

Witness our hands this 1st day of December, 2014.

LYNNE M DUNN BY

Lynne Marie Dunn
By: Keith Saley, as Attorney-in-Fact

Keith Richard Saley

Keith Richard Saley, Executor of the Estate
of Myra A. Saley

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 Keith Richard Saley 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 Nashville, Tennessee, this 1st day of December, 2014.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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, Keith Saley, 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 on behalf of Lynne Marie Dunn as her Attorney in Fact as the free act and deed of the within named Lynne Marie Dunn.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of December, 2014.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Keith Richard Saley, Executor of the Estate of Myra A. Saley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is Executor of the Estate of Myra A. Saley, and as such Executor, he is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of December, 2014.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.