BILL GARRETT, Davidson County
Trans: T20140094371 DEEDWARR
Recvd: 12/17/14 10:47 2 pgs
Fees: 13.00 Taxes: 503.20
20141217-0115333

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,001.00

Affiant

Subscribed and sworn to before me, this 15TH DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-27-18
(AFFIX SEAL)

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashley Boykin, an unmarried woman	Peoples Home Equity	06116026300
	(NAME)	
5007 Manuel Drive	5205 Maryland Way, Ste. 101	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Donald T. Buckley and Ronald J. Buckley and Greig B. Buckley, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ashley Boykin, an unmarried woman, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 68 OF BLOCK "D" ON THE PLAN OF THE RESUBDIVISION OF SUNNYMEADE, UNIT NO. 1, AND THE SUBDIVISION OF SUNNYMEADE, UNIT NO. 2, OF RECORD IN PLAT BOOK 974, PAGE 56 AND 57, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM H. BUCKLEY AND WIFE, HELEN M. BUCKLEY BY DEED FROM GREIG BARBER BUCKLEY, DATED 05/13/1982, RECORDED ON 05/14/1982, IN BOOK 5886, PAGE 1, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. BEING THE SAME PROPERTY FURTHER CONVEYED TO DONALD T. BUCKLEY, RONALD J. BUCKLEY AND GREIG N. BUCKLEY BY DEED FROM WILLIAM H. BUCKLEY, DATED 12/28/2012, RECORDED ON 12/28/2012 IN INSTRUMENT NO. 20121228-0120027, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID HELEN M,. BUCKLEY HAVING SINCE DIED, LEAVING WILLIAM H. BUCKLEY HER SOLE SURVIVING SPOUSE.

2015 PROPERTY TAXES A LIEN, NOT YET DUE AND PAYABLE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1235 Sunnymeade Drive, Nashville, TN 37216
(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, 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 15th day of December, 2014.

WARRANTY DEED
(Continued)

* Donald T. Buckley
Donald T. Buckley

* Ronald J. Buckley by Donald T. Buckley
Ronald J. Buckley by Donald T. Buckley
his attorney-in-fact

* Greig B. Buckley by Donald T. Buckley
Greig B. Buckley by Donald T. Buckley
his attorney-in-fact

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Broward

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

Witness my hand and official seal, this the 11 day of December, 2014.

* Eileen S. Kehoe
Notary Public

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

My Commission Expires:

(SEAL)

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Broward

On this 11 day of December, 2014, before me personally appeared before me, a Notary Public in and for the aforesaid County and State, 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 Greig B. Buckley and acknowledged that such persons executed the same as the free act and deed of Ronald J. Buckley and Greig B. Buckley.

Witness my hand and official seal, this the 11 day of December, 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

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072