Prepared by:
Costner Law Office, PLLC
725 Cool Springs Blvd STE 600
Franklin, TN 37064
File #: TNP151957

BILL GARRETT, Davidson County
Trans:T20150039322 DEEDWARR
Recvd: 05/20/15 13:25 2 pgs
Fees:13.00 Taxes:980.50
20150520-0046630

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $265,000.00

Jasmine Cockrell
Affiant

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Subscribed and sworn to before me, this 15th day of May, 2015.

Tabatha Edwards
Notary Public
My commission expires:

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Matt Buckley	Matt Buckley	133-13-0-105.00
527 Inwood Drive	527 Inwood Drive	
Nashville, TN 37211	Nashville, TN 37211	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged **Kyle N Lavin, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Matthew Tyler Buckley** hereinafter called the Grantees, their successors 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. 59 on the Plan of Abbay Hall Subdivision, Section One, of record in Plat Book 2331, Page 18, register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Kyle N Lavin by Warranty Deed from Robert E Mitchel and May V Mitchell of record in Instrument Number 20110614-0045568, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Lindsay Lavin, wife of Kyle N. Lavin, joins in the execution of this instrument to convey her marital interest, if any, in subject property.

This property is improved property known as 527 Inwood Drive, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 15th day of May, 2015.

Kyle N Lavin

Lindsay Lavin

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kyle N Lavin and Lindsay Lavin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Spring Hill, TN, this 15th day of May, 2015.

State of Tennessee at Large

My Commission expires: 6/24/2018

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Return to:

Nations Title
404 BNA Drive
Suite 307
Nashville, Tennessee 37217