Davidson County	DEEDWARR
Recvd: 07/14/15 14:42	2 pgs
Fees:13.00 Taxes:713.73	
20150714-0068628	

This instrument prepared by:
Perrie & Associates, LLC
Attorney at Law
1616 Westgate Circle
Brentwood, TN 37027
File # 151161TN

NEW OWNER:	**SEND TAX BILL TO:**	**MAP & PARCEL:**
Travis Harkins **1260 Cheyenne Blvd** **Madison, TN 37115**	Highlands Residential Mortgage 12001 N Central Expressway Ste 750 Dallas TX 75243	**53-5-41.00**

WARRANTY DEED

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, **Alexander J. Bucary**,* hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Travis Harkins**,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to-wit: *named **unnamed

BEING Lot No. 131 on the Plan of SEQUOIA VALLEY, Section 3, as of record in Plat Book 4460, Page 83, Register's Office for Davidson County, Tennessee, to which said reference is hereby made for a more complete and accurate legal description thereof. Said Lot No. 131 fronts 117.8 feet on the westerly margin of Cheyenne Boulevard and extends back between parallel lines 124.8 feet to a dead line.

Being the same property conveyed to Alexander J. Bucary, a single man by deed from Albert Sanders and wife, Minnie B. Sanders of record in Instrument No. 20060908-0111372, dated 08/31/2006, recorded 09/08/2006, Register's Office for said County.

Elizabeth Bucary, spouse of above name Alexander J. Bucary, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

SUBJECT TO THE FOLLOWING:

1. 2015 taxes are a lien and will be the responsibility of the Grantees for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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 do covenant with the said Grantees that they are lawfully seized and possessed

of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND further covenant and bind their 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.

This is property is known as: **1260 Cheyenne Blvd, Madison, TN 37115**.

Executed on this 13th day of July, 2015.

Alexander J. Bucary

Elizabeth Bucary

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, Notary Public of said County and State, **Alexander J. Bucary and Elizabeth Bucary**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 13th day of July, 2015.

Notary Public

TISHA C BALDWIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-8-19

My Commission Expires: 1-8-19

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $192,900.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 13th day of July, 2015.

Notary Public

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-24-2018

My Commission Expires: 4-24-2018

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-24-2018

Shelly M Smith