WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150065259 DEEDWARR
Recvd: 08/06/15 11:01 2 pgs
Fees:13.00 Taxes:813.63
20150806-0078358

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,900.00

Jasmine Cockrell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of August, 2015.

Tabatha Edwards
Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Paul M. Sargent	Pinnacle Bank	08507005900
(NAME)	(NAME)	
3136 Stafford Drive	150 3rd Avenue South, # 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Brandon C. Buckner and Christina T. Buckner, Husband and Wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Paul M. Sargent and Megan K. Edwards, Husband and Wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Being Lot Number 204 on the Plan of Stanford Country Club Estates, Section 4, of record in Plat Book 2900, Page 84, in the Register's Office of said County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Brandon C. Buckner and Christina T. Buckner, husband and wife by Warranty Deed dated 03/12/2010 from Brent Alan Hamilton and wife, Patricia May Quig of record in Instrument 201003170020033, Register's Office for Davidson County, Tennessee.

All matters as set forth on the plat of record in Plat Book 2900, Page 84 and Book 2900, page 83, Register's Office for said County.

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

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3136 Stafford Drive, Nashville, TN 37214
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 4th day of August, 2015.

Brandon C. Buckner

Christina T. Buckner

State of Tennessee
County of Wilson

Personally appeared before me Brandon C. Buckner and Christina T. Buckner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 4th day of August, 2015.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:

Tennessee Nations Title
404 BNA Drive , Suite 307
Nashville, Tennessee 37217