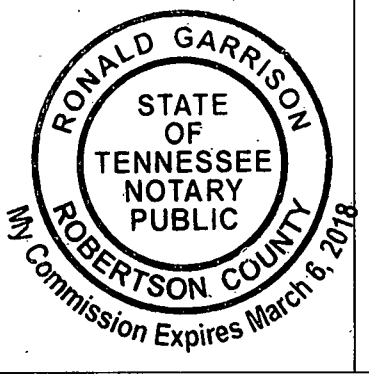
RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 15288-26768

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ SUMNER
RG

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of July, 2015

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 2271 Wilma Rudolph Blvd. , Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Toni Busker	NEW OWNER	061 12 0 021.00
(NAME)	(NAME)	
1345 Kenwood Dr	NEW OWNER	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	NEW OWNER	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Sixty Thousand And No/100 Dollars ($260,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Chestina M. Archibald, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Toni Busker, an unmarried woman**, 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 the City of Nashville, in Davidson County, Tennessee, being Lot No. 18 of Block "H", on the Plan of Jackson Park, Section 3, not of record, and described according to a survey made by James A. Hamilton, Jr., Surveyor, December 6, 1948, as follows:

Beginning on the northerly margin of Kenwood Drive at the corner of Lots Nos. 18 and 19. Said beginning point being the southeast corner of the property conveyed to Thomas B. Dean and wife, by deed from Jackson Realty Company, Inc., of record in Book 1716, Page 15, Register's Office for said County; thence with the line between Lot Nos. 18 and 19, and the east line of Lot No. 15; thence with the south line of Lots Nos. 15 and 16, southeastwardly 245 feet, more or less, to the corner of Lots Nos. 16, 17 and 18; thence with the line between Lots Nos. 17 and 18, southwardly 140 feet, more or less, to the northerly margin of Kenwood Drive; thence with the north margin of said Drive westwardly 200 feet, more or less, to the beginning.

Being the same property conveyed to Chestina M. Archibald, unmarried by General Warranty Deed from Barbara J. Dale dated February 10, 1992 and recorded February 11, 1992 in Book 8547, Page 699, in said Register's Office for Davidson County, Tennessee.

File Number: CLA-153050

BILL GARRETT, Davidson County
Trans:T20150065761 DEEDWARR
Recvd: 08/07/15 14:06 2 pgs
Fees:13.00 Taxes:962.00
20150807-0079011

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1345 Kenwood Dr, Nashville, TN 37216

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, has 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 our hands this 31st day of July, 2015.

Chestina M. Archibald

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Chestina M. Archibald the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of July, 2015.

Notary Public

My Commission Expires:

(SEAL)

RONALD GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires March 6, 2018

File Number: CLA-153050