BILL GARRETT, Davidson County
Trans:T20150104763 DEEDWARR
Recvd: 12/11/15 10:16 2 pgs
Fees:13.00 Taxes:756.65
20151211-0124756

This Instrument Prepared By:
Athens Title & Escrow LLC
Michael J. Mills, Attorney at Law
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Ben Buckner
2000 Strombury Drive
Hermitage, Tennessee 37076

SEND TAX BILL TO:
Owner

Record & return to:
DLO Title, LLC
256 Seaboard Lane, Suite F103
Franklin, TN 37067

MAP 086
GROUP 08 0A
PARCEL 045.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Andy Regg, an unmarried man** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Ben N. Buckner and Kayla M. Buckner husband and wife**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 458, ON THE FINAL P.U.D. PLAN, PLANNED UNIT DEVELOPMENT, PHASE III-A, CAMDEN WOODS, AS SHOWN BY PLAT APPEARING OF RECORD IN PLAT BOOK 7900, PAGE 571, AS AMENDED IN BOOK 9475, PAGE 440, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF SAID LOT.

Being the same property conveyed to Andy Regg by deed from J. Phillip Jones, of record in Instrument No 20150828-0087262, Register's Office for said County.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:

1. Matters shown on the Plan of record in Plat Book 7900, page 571, and amended in Book 9475, page 440, said Register's Office.
2. Property is subject to all matters affecting said premises as contained in Restrictive Covenants, and recorded Instrument No. 20080924-0096976 Register's Office for Davidson County, Tennessee
3. Property is subject to all matters affecting said premises as contained in Restrictive Covenants, and recorded Book 7620, page 561, Register's Office for Davidson County, Tennessee.
4. Property is subject to all matters affecting said premises as contained in Restrictive Covenants amendment, and recorded Book 7657, page 580, Book 7675, page 926, Book 9036, page 329, and Book 9231, page 737, Register's Office for Davidson County, Tennessee.
5. Property is subject to all matters affecting said premises as contained in By-Laws, and recorded Book 7620, Page 583 Register's Office for Davidson County, Tennessee.
6. Property is subject to all matters affecting said premises as contained in Charter to Camden Woods Homeowner's Association, and recorded Book 7661, Page 32 Register's Office for Davidson County, Tennessee.

7. Property is subject to all matters affecting said premises as contained in Quitcliam Deed to Homeowner's Association for Common Area, and recorded Book 7783, Page 585 Register's Office for Davidson County, Tennessee.
8. Property is subject to any and all restrictions, easements, and conditions of record.

This is improved property known as 2000 Strombury Drive, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ben Buckner and Kayla Buckner, husband and wife, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind himself, its heirs and assigns, 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 the 8th day of December, 2015.

Andy Regg

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Andy Regg, an unmarried man, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 8th day of December, 2015.

NOTARY PUBLIC
My Commission Expires:

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF ~~Davidson~~ Williamson

The actual value or consideration, whichever is greater, for this transfer is $204,500.00.

AFFIANT

Subscribed and sworn to before me on this 8th day of December, 2015.

NOTARY PUBLIC
My Commission Expires:

BROOKE SHOAF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP. 05/06/2019