BILL GARRETT, Davidson County
Trans:T20160006612 DEEDWARR
Recvd: 01/26/16 09:51 3 pgs
Fees:18.00 Taxes:777.00
20160126-0007268

FROM: William Michael Bruckert and wife, Judy Dianne Bruckert

TO: Ricky D. Bolden and wife, Sandra R. Bolden

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Ricky D. and Sandra R. Bolden 6580 Burkitt Road Antioch, Tennessee 37013	(Same)	Map 187 Parcel 29

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Stephen C. Baker, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $210,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of January, 2016.

JEANETTE L. RAMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
My Comm. Expires: 5/6/19

GENERAL 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 and sufficiency of which are hereby acknowledged, William Michael Bruckert and wife, Judy Dianne Bruckert, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Ricky D. Bolden and wife, Sandra R. Bolden, hereinafter called "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 Davidson County, Tennessee, being Lot No. 1 on the Plan of Bruckert Subdivision, of record as Instrument No. 20011107-0122355, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description and accurate legal description of said property.
>
> Being the same property conveyed to William Michael Bruckert and wife, Judy Dianne Bruckert, by deeds from Oscar Stanley Bingham and

wife, Caroline D. Bingham, of record in Book 5973, page 801, Book 6301, page 911, and Instrument No. 20020509-0057248, Register's Office for said County.

The said William Michael Bruckert is one and the same person as William M. Bruckert.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. Taxes for the year 2016, which have been prorated.

2. All matters shown on the plans of record as Instrument No. 20011107-0122355, said Register's Office.

This is improved property known as 6576 Burkitt Road, Antioch, Tennessee 37013.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their 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 hand this 21 day of January, 2016.

William Michael Bruckert

William Michael Bruckert

Judy Dianne Bruckert

Judy Dianne Bruckert

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Michael Bruckert and Judy Dianne Bruckert, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 21st day of January, 2016.

Jeanette L. Ramer
NOTARY PUBLIC

My Commission Expires: 5/6/19

JEANETTE L. RAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.