NEW OWNER:

LeeAnn Love
7635 Charlotte Pike
Nashville, TN 37209

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 16-0310

Map 114, Group 14-0, Parcel 031.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20160029904 DEEDWARR
Recvd: 04/13/16 09:56 3 pgs
Fees:18.00 Taxes:1043.40
20160413-0035298

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Eighty-Two Thousand and 00/100 Dollars ($282,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ROBERT DARYL BUCK and wife, SAMANTHA M. BUCK** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **LEEANN LOVE** ("Grantee"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 2 on the plan of Thousand Oaks Estates, and of record in Plat Book 3700, Page 83, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Robert Daryl Buck, by Warranty Deed from Kenton B. Rea and wife, Mary E. Rea, dated September 26, 2013, and of record Instrument No. 20131004-0104404, Register's Office for Davidson County, Tennessee. Samantha M. Buck joins in this conveyance for any marital interest she may have in the property.

This is IMPROVED property known as 7635 Charlotte Pike, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 12th day of **April, 2016.**

ROBERT DARYL BUCK

SAMANTHA M. BUCK

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, ROBERT DARYL BUCK AND SAMANTHA M. BUCK, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of **April, 2016.**

ERIKA PILAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-10-2018

NOTARY PUBLIC

My commission expires:

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The actual consideration or value, whichever is greater, for this transfer is $ **282,000.00** .

AFFIANT

Sworn to and subscribed to before me this 12th day of **April, 2016.**

NOTARY PUBLIC

My commission expires: 9-19-18

