THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16047487** BILL GARRETT, Davidson County Trans:T20160048029 DEEDWARR Recvd: 06/07/16 13:41 2 pgs Fees:13.00 Taxes:740.00 20160607-0057392	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $200,000.00. Affiant Subscribed and sworn to before me, this 6th day of June, 2016. Notary Public My Commission Expires:

JONATHAN B. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 19, 2019

WARRANTY DEED

Address New Owner: Robert David BuckmanSr 6505 UPTON LN Nashville TN 37209-4314	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 10207006300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert D. Buckman, Jr., a single man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert David Buckman, Sr., a single man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 105 on the Plan of Section 26, Charlotte Park, formerly "Beacon Square Sec 2", of record in Plat Book 3700, Page 91, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed by Warranty Deed from Tiffany Cathey, married to Robert D. Buckman, Jr., a single man as recorded on the 15th day of July, 2014 in Instrument No. 20140715-0062234 and Warranty Deed from Tracy S. McGee to Tiffany Cathey as recorded on the 11th day of August, 2009 in Instrument No. 20090811-0075672, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 26, CHARLOTTE PARK, FORMERLY "BEACON SQUARE, SECTION 2", as recorded in Plat Book 3700, Page(s) 91.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4021, Page 71, Book 4065, Page 67 and Book 4142, Page 166.

This is improved property located at 6505 UPTON LN Nashville, TN 37209-4314.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of June, 2016.

Robert D. Buckman, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert D. Buckman Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of June, 2016.

Notary Public

My Commission Expires: _____

JONATHAN B. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019