Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

16-0473

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$107,500.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **October 18, 2016.** Notary Public MY COMMISSION EXPIRES: 2-16-18 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20160096437 DEEDWARR
Recvd: 11/01/16 10:43 2 pgs
Fees: 13.00 Taxes: 397.75
20161101-0115302

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #16-0473

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Antonio L Buruca	Antonio L. Buruca	**175 00 0 006.00, 175 00 0 007.00**
(NAME) **12540 Old Hickory Blvd**	(NAME) 1794 Verona Carey Rd	
(ADDRESS) **Antioch,TN 37013**	(ADDRESS) Lewisburg, TN 37091	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Brian Hughes, an unmarried individual,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Antonio L Buruca, an unmarried individual,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

PARCEL 6:
Land in the 2nd, formerly the 3rd Civil District of said County, described as follows:

Beginning on the westerly margin of Old Hickory Boulevard or Hobson Road at the intersection of the westerly margin of said Boulevard or Road and the southerly boundary line of the property conveyed to Julius W. McCollum by deed from Irene McCollum Tucker, et al, of record in Book 2591, Page 522, Register's Office for said County; thence with the said McCollum's southern boundary line westwardly 405 feet more or less, to the said McCollum's southwest corner; thence southwardly 65 feet to the northwest corner of the property conveyed to Walter Vaughn and wife, by deed from J.S. Tucker and wife, of record in Book 1586, page 339, said Register's Office; thence with the said Vaughn's northern boundary line eastwardly 405 feet, more or less, to the westerly margin of said Boulevard or Road; thence with the same northwardly 65 feet to the beginning.

PARCEL 7: Land in the 2nd, formerly the 3rd Civil District of said County, described partly according to a survey made by Watkins and Murray, Surveyors, May 18, 1948, as follows:
Beginning as a point in the center of Old Hickory Boulevard or Hobson Road, 1,022.1 feet southerly from the intersection of the center line of said Old Hickory Boulevard and the center line of Murfreesboro Pike, said point being also the southeast corner of the property conveyed to Larine Huff by deed from H.L. McCollum and wife, of record in Book 1377, page 241, Register's Office for said County; thence with the southern boundary line of said Huff property, north 78 deg. West 250 feet; thence south 12 deg. West 90 feet; thence south 78 deg. East 250 fee to the center of Old Hickory Boulevard, thence with the center of said Boulevard, north 12 deg. East 90 feet to the beginning.

Being the same property conveyed to Brian Hughes by Warranty Deed from The Estate of Randall Wayne Mason, Barbara Jean Mason as Executrix, and Barbara Jean Mason, as heir, recorded June 10, 2015 in Instrument 20150610-0054943 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **12540 Old Hickory Blvd, Antioch, TN 37013**
(House Number) (Street) (City, State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **18th** day of **October, 2016.**

Brian Hughes

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Brian Hughes**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **18th** day of **October, 2016.**

NOTARY PUBLIC

My Commission Expires: 4-30-19

JANIS L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY