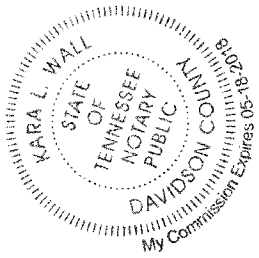
Davidson County	DEEDWARR
Recvd: 11/02/16 14:20	3 pgs
Fees:18.00 Taxes:669.70	
20161102-0116010	

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $181,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of October, 2016.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Trisha Diane Kaschalk	Movement Mortgage	
(NAME)	(NAME)	
1452 Autumn Knoll	841 Seahawk Circle	086-08-0-022.00
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Virginia Beach, VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **John Davis Buckner and Wife, Karen Basse Buckner**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Trisha Diane Kaschalk, unmarried and Dale Michael Robbins Jr., unmarried as tenants in common with right of survivorship**, hereinafter called the GRANTEE(S), 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 all of Lot No. 129 on the Plan of Final P.U.D. Plan, Phase III, Jackson's Retreat, of record in Plat Book 5200, Page 517 and 518, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to John Davis Buckner and wife, Karen Basse Buckner by Warranty Deed from Robert W. Basse and wife, Judith L. Basse, dated 04/03/1986, recorded 04/04/1986, of record in Book 6821, Page 629, in the Register's Office for Davidson County, Tennessee.

Taxes for 2016 and subsequent years, a lien not yet due and payable.

All matters shown on the plat of record in Plat Book 5200, Pages 517 and 518, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 5741, Page 360, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 6056, Page 672, in the Register's Office for Davidson County, Tennessee. By-Laws of Jackson's Retreat Homeowner's Association of record in Book 5745, Page 294, in the Register's Office for Davidson County, Tennessee. Charter contained in Designation, Revocation or Change of Registered Agent of Jackson's Retreat Homeowner's Association of record in Book 5745, Page 283, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1452 Autumn Knoll, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal 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), 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 28th day of October, 2016.

John Davis Buckner

Karen Basse Buckner

State of Tennessee
County of Wilson

Personally appeared before me John Davis Buckner and Karen Basse Buckner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of October, 2016.

Notary Public

My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

My Commission Expires: _____

Notary's Seal (if on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).