Davidson County DEEDWARR
Recvd: 12/05/16 08:32 3 pgs
Fees:18.00 Taxes:806.60
20161205-0127057

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner (B)

The actual consideration or value, whichever is greater, for this transfer is $218,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of December, 2016.

Notary Public

My commission expires: OCT 2 0 2020

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Donald Andrew Buchholz	**PRIMELENDING**	**05314000700**
302 Nawakwa Trail	**2100 ALT 9 NORTH**	
Madison, TN 37115	**PALM HARBOR, FL 34683**	

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 OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Carl Strunk, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Donald Andrew Buchholz, a single man

HEREINAFTER CALLED THE 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 the Eleventh Civil District of Davidson County, Tennessee, being shown as Tract 2 on a survey made by Wayne S. Cooper, Sr. dated March 1972, and described according to said survey, as follows:

Beginning at an iron pin in the Northwesterly margin of Nawakwa Trail located South 68 deg. 15 min. West 450 feet, more or less, from its intersection with the Southwesterly margin of Pawnee Trail, same being a common corner of Tracts 1 and 2; thence with the margin of said Nawakwa Trail south 68 deg. 15 min. West 155.0 feet to an iron pin, common corner of Tracts 2 and 3; thence leaving said margin with the line between said two Tracts, North 29 deg. 15 min. West 936.0 feet to an iron pin in the Southwesterly margin of said Pawnee Trail; thence with said margin South 56 deg. East 437.0 feet to an iron pin, common corner of Tracts 1 and 2; thence with the line between said two Tracts, South 27 deg. 45 min. East 582.0 feet to the beginning, containing 3.75 acres, more or less.

Being the same property conveyed to Carl Strunk, an unmarried man, from New Millenium Builders, LLC, by Warranty Deed dated February 24, 2010 of record in Instrument No. 20100226-0014642, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 302 Nawakwa Trail, Madison, TN 37115.

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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 my/our hand(s) this 2nd day of December, 2016.

Carl Strunk

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Carl Strunk, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of December, 2016.

Notary Public

My Commission Expires: 12/28/19

LEONARD L. COLEMAN, JR.
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMM. EXP.
SUMNER COUNTY

True Copy Certification

I, Kristen Traini, do hereby make oath that I am a licensed 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 Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY