WARRANTY DEED

CARLA R. DILLARD
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of December, 2016

Notary Public

MY COMMISSION EXPIRES: March 30, 2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 11, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matt Buckles	Matt Buckles	163050B08100CO
(NAME)	(NAME)	
5170 Hickory Hollow Parkway, #244	5170 Hickory Hollow Parkway, #244	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **William C. Buckles, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Matt Buckles, unmarried,** 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:

BEING Lot No. 81 on the Plan of Mill Park, Section One, Phase Two, as shown by plat of record in Instrument #20000706-0066999, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to William C. Buckles, unmarried by deed from NVR, Inc., a Virginia Corporation t/a Ryan Homes, a Virginia Corporation, dated 5-29-02 of record in Instrument #20020605-0067924, Register's Office for said County.

This is improved ☑ property, known as 5170 Hickory Hollow Parkway, #244, Antioch, TN 37013
(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 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 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 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.

BILL GARRETT, Davidson County
Trans:T20160109364 DEEDWARR
Recvd: 12/13/16 11:13 2 pgs
Fees:13.00 Taxes:370.00

20161213-0130557

Witness my hands this 5th day of December, 2016.

William C. Buckles

State of Tennessee
County of Rutherford

Personally appeared before me William C. Buckles, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 5th day of December, 2016.

Notary Public Carla R. Dillard
My Commission Expires: March 30, 2019

File No.: 0708

