WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170022477 DEEDWARR
Recvd: 03/16/17 11:22 2 pgs
Fees:13.00 Taxes:714.10

20170316-0025781

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of March, 2017.

Notary Public

MY COMMISSION EXPIRES: 5/5/20

(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
Brandon C. Buckner	Bank of Tennessee	07512B06400CO
(NAME)	(NAME)	
532 Leslie Ann Court	1125 W. Poplar Ave.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Collierville, TN 38017	
(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, **Christa G. Bare, single**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Brandon C. Buckner, married**, hereinafter called the GRANTEE(S), his heirs and/or 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. 51 on the Plan of First Revision, Phase Two, Section Three, Brookside Woods, a Planned unit Development, of record in Plat Instrument No. 20000512-0048125, 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 Delano Clay Bare and Christa G. Bare by Warranty Deed from Chris Randall and Emily Randall (formerly known as Emily Dickson), husband and wife, dated 12/30/2010 recorded 01/03/2011, of record in Instrument No. 20110103-0000434, in the Register's Office for Davidson County, Tennessee. The said Delano Clay Bare died on 10/8/2015, leaving the said Christa G. Bare the sole surviving tenant by the entirety.

This conveyance is subject to: All matters shown on the plat of record in Plat Instrument No. 20000512-0048125; Covenants, conditions, easements and restrictions of record in Book 10444, Page 213, Amendment to Declaration of record in Book 11103, Page 156; Easement of record in Book 5609, Page 627; Easement Contained in Deed of Conveyance of record in Book 11497, Page 577; Charter Contained in Articles of Incorporation of Brookside Woods Homeowners Association of record in Book 10451, Page 506; Boundary Plat of record in Book 9700, Page 362; Quitclaim Deed of record in Book 11450, Page 112, in the Register's Office for Davidson County, Tennessee.

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 532 Leslie Ann Court, 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), his heirs and/or 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), his heirs and/or 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 hand this 14th day of March, 2017.

Christa G. Bare

State of Tennessee
County of Wilson

Personally appeared before me Christa G. Bare, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of March, 2017.

KIMIE PERRY
TENNESSEE NOTARY PUBLIC
My Comm Exp. FEBRUARY 22, 2020
COUNTY OF WILSON

Notary Public
My Commission Expires: 2/22/2020

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