WARRANTY DEED

Bill Garrett Davidson County
Batch# 764 **DEEDWARR**
09/14/2017 10:25:52 AM 2 pgs
Fees: $13.00 Taxes: $407.00

20170914-0093907

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of September, 2017.

Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Eric J. Buchanan	Volunteer State Bank	09805011100
(NAME)	(NAME)	
1012 Staion Circle	PO Box 7897	
(ADDRESS)	(ADDRESS)	
Mt. Juliet , TN 37122	Portland, TN 37148	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Oky M. Arguello, a single woman, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eric J. Buchanan, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 12-A on the Plan of Lot Zone Division Lot 12, Hunter's Point Subdivision of record in Book 6200, Page 191, and further shown as a part of Lot No. 12 on the Plan of Hunter's Point Subdivision of record in Book 5200, Page 736, both in the Register's Office for Davidson County, Tennessee, to which plans reference is hereby made for a more complete description of said property.

Being the same property conveyed to Oky M. Arguello, a sing e woman, from Household Financial Center, Inc., by Special Warranty Deed dated December 14, 2005 of record in Instrument No. 20060105-0001333, Register's Office for Davidson County, Tennessee.

****THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF LOT ZONE DIVISION LOT 12, HUNTER'S POINT SUBDIVISION OF RECORD IN BOOK 6200, PAGE 191 AND SHOWN ON THE PLAN OF HUNTER'S POINT SUBDIVISION OF RECORD IN BOOK 5200, PAGE 736, BOTH IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS OF RECORD, AND FURTHER SUBJECT TO ANY EASEMENTS THAT MAY BE MADE VISIBLE UPON AN INSPECTION OF THE PREMISES.**

*****This is NOT the principal residence of the Grantor named herein*****

unimproved ☐

This is improved ☑ property, known as 5206 Dove Trail, 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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my, heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand this 12th day of September, 2017.

Oky M. Arguello

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 12th day of September, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Oky M. Arguello**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1-9-18

Notary Public,

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115