(1)

WARRANTY DEED

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-25-2020

State of Tennessee
County of Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,000.00

Karen Nawcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2017

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Donald Wilson Bucy		086100a01300co
(NAME)	(NAME)	
120 Lakeside Ct.	Lending Hand Mortgage LLC	
(ADDRESS)	(ADDRESS) 116 East Cedar St.	
Hermitage, TN 37076	Goodlettsville, TN 37072	
(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, **Karen Monks, married, f/k/a Karen Goodner, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Donald Wilson Bucy,** 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. 13 on the Plan of Hermitage Highlands, of record in Instrument No. 200304220052784, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Karen Goodner, by deed of record in Instrument No. 20050404-0036069, Register's Office for Davidson County, Tennessee. Karen Monks f/k/a Karen Goodner.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☑ property, known as 120 Lakeside Ct., Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Bill Garrett Davidson County
Batch# 22403 **DEEDWARR**
11/06/2017 11:22:46 AM 2 pgs
Fees: $13.00 Taxes: $806.60

20171106-0113732

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.

Witness my/our hands this 30 day of October, 2017.

Karen Monks

Karen Monks

State of Alabama
County of Madison

Personally appeared before me Karen Monks, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30 day of October, 2017.

Notary Public Jacqueline Jackson
My Commission Expires: 10-18-2020

File No.: 12567

JACQUELINE JACKSON NOTARY PUBLIC ALABAMA STATE AT LARGE My Comm. Expires Oct. 18, 2020