This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW17557

Bill Garrett Davidson County
Batch# 36367 DEEDWARR
12/12/2017 11:35:31 AM 3 pgs
Fees: $18.00 Taxes: $647.50

20171212-0126553

Send Tax Bills To:

new owner

New Owner is:
Wyatt Buckner
567 Moss Landing Drive
Antioch, TN 37013

MAP: 150-02-0
PARCEL: 020.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Gynnath K. Ford and wife, Ruth O. Ford and Tim Hendricks and wife, Anna Hendricks**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Wyatt Buckner**, hereinafter referred to as Grantee, his heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit: *E. **unmarried

Improved Property Commonly Known As: 567 Moss Landing Drive, Antioch, TN 37013

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

LAND in Davidson County, Tennessee, being Lot No. 14 on the Plan of Edge O Lake, Section 18, recorded in Book 4675, Page 84, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

BEING the same property conveyed to Gynnath K. Ford and Ruth Ford by Special Warranty Deed from LaSalle Bank National Association, as Trustee for MSM 2007-7AX, dated 7/24/08 and recorded 8/19/08 in Instrument Number 20080819-0085169, Register's Office for Davidson County, Tennessee. See also Joint Venture Agreement dated 8/25/08 and recorded 1/6/09 in Instrument Number 20090106-0001350 between Gynnath & Ruth O. Ford and Tim & Anna Hendricks.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this ___ day of _____, 2017.

GRANTOR:

Gynnath K. Ford by Tim Hendricks attorney in Fact

Gynnath K. Ford by Tim Hendricks his Attorney-in-Fact

Ruth O. Ford by Tim Hendricks attorney in Fact

Ruth O. Ford by Tim Hendricks her Attorney-in-Fact

Tim Hendricks

Tim Hendricks

Anna Hendricks

Anna Hendricks

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Tim Hendricks**, with whom I am personally acquainted, and to me known to be the person who executed the foregoing instrument and/on behalf of Gynnath K. Ford and Ruth O. Ford and who acknowledged that he executed the same as free act and deed of the said Gynnath K. Ford and Ruth O. Ford and for the purpose therein contained by virtue of the one certian Power of Attorney duly executed by the said Gynnath K.Ford and Ruth O. Ford, and appearing of record in Instrument Number 20171212-0126551 and 20171212-0126562, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 14th day of December, 2017.

Margaret R. Means State of Tennessee Notary Public Davidson County My Commission Expires September 7, 2021

Notary Public

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Tim Hendricks and Anna Hendricks**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 11th day of December, 2017.

Margaret R. Means State of Tennessee Notary Public Davidson County My Commission Expires September 7, 2021

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $175,000.00.

Affiant

SWORN TO and subscribed before me this 11th day of December, 2017.

NOTARY PUBLIC

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

My commission expires: 6/19/18