THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 171214386

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $290,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of January, 2018.

Notary Public
My Commission Expires: _____

Bill Garrett Davidson County
Batch# 47394 DEEDWARR
01/16/2018 09:19:26 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00
20180116-0004122

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Regina Corbin Buckley 5048 Megan Drive Hermitage TN 37076	New Owner	Tax Parcel ID No. 098-13-0D-012.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Leslie Gignilliat and Darrell Gignilliat, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Regina Corbin Buckley and Michael Webber Buckley, wife and husband**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 12, as shown on the map entitled the Final Plat of Windsong Subdivision, of record in Instrument No. 20001122-0115313, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to LESLIE GIGNILLIAT AND DARRELL GIGNILLIAT, WIFE AND HUSBAND, by deed from CHARLES E. BLEDSOE, JR. AND WIFE, ANDRA L. BLEDSOE, of record in Instrument No. 20150602-0050916, dated May 29, 2015, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 098-13-0D-012.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Instrument No. 20001122-0115313, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20001121-011502 and amended in Instrument No. 20010831-0094848, said Register's Office.

Assessments set out in Declaration of Covenants, Conditions and Restrictions contained in an instrument of record in Instrument No. 20001121-011502, said Register's Office.

Easements set out in Declaration of Covenants, Conditions and Restrictions contained in an instrument of record in Instrument No. 20001121-011502, said Register's Office.

Windsong HOA Rules and Regulations contained in instrument of record in Instrument No. 20090923-0088560, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20080306-0022665, said Register's Office.

This is improved property located at 5048 Megan Drive Hermitage TN 37076

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of January, 2018.

Leslie Gignilliat

Darrell Gignilliat

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Leslie Gignilliat and Darrell Gignilliat, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of January, 2018.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018