WARRANTY DEED

KIM SWANNER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires MARCH 21, 2018

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,500.00

Elizabeth Groom
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of January, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/21/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Miriam Hanna Buckner	Same	053020B00100CO
(NAME)	(NAME)	
1609A Merritt Street		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 49138 DEEDWARR
01/19/2018 09:56:57 AM 2 pgs
Fees: $13.00 Taxes: $660.45
20180119-0005675

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, **Charity L. Vinson FKA Charity L. Cummings and Derrick Vinson, wife and husband**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Miriam Hanna Buckner, an unmarried woman**, hereinafter called the GRANTEE(S), her 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 Unit A as set Out in Declaration of Covenants, Conditions and Restriction and By Laws for Fairway View Townhomes, Phase One, a Horizontal Property Regime with Private Elements recorded in Instrument No. 20110421-0030846, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charity L. Cummings, a single person by Warranty Deed from Mike Suggs, dated 10/10/2012, recorded 10/12/2012, of record in Instrument No. 20121012-0093601, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2018 and subsequent years, a lien not yet due and payable.
Covenants, conditions, easements and restrictions of record in Instrument No. 20110421-0030846, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 4765, Page 877, in the Register's Office for Davidson County, Tennessee.
Plat Map of record in Book 4675, Page 55, in the Register's Office for Davidson County, Tennessee.
Charter of Fairway View Townhomes Owners' Association, Inc., of record in Instrument No. 20110421-0030847, 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 1609A Merritt Street, Old Hickory, TN 37138
(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), her 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), her 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 our hands this 10th day of January, 2018.

Charity L. Vinson
Charity L. Vinson FKA Charity L. Cummings

Derrick Vinson

State of Tennessee
County of Williamson

Personally appeared before me Charity L. Vinson FKA Charity L. Cummings and Derrick Vinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10th day of January, 2018.

Notary Public
My Commission Expires: May 22, 2019

MICHELLE LEE PEPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027