6

WARRANTY DEED

Bill Garrett Davidson County
Batch# 53635 **DEEDWARR**
02/01/2018 09:26:02 AM 2 pgs
Fees: $13.00 Taxes: $962.00

20180201-0010101

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TN

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of January, 2018

Notary Public

MY COMMISSION EXPIRES: 5/8/21

(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
James Simmons III	Mortgage Research Center, LLC dba Veterans United Home Loans	
(NAME)	(NAME)	
6108 Tuckaleechee Ln.	1400 Veterans United Drive	181030A06700CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Columbia, MO 65203	
(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, We, **Charles Brandon Buell and wife, Julie L. Buell,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **James Simmons III,*** 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:

***Single man**

Land in Davidson County, Tennessee, being Lot No. 67, Indian Creek Estates, Section Two, as shown on plat of record in Plat Book 9700, Pages 558 and 559, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Charles Brandon Buell and wife, Julie L. Buell from Kyle Mann and Krystal Mann by Warranty Deed of record in Instrument No. 20130315-0026139, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☑ property, known as 6108 Tuckaleechee Ln., Antioch, TN 37013
(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 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 29th day of January, 2018.

Charles Brandon Buell

Julie L. Buell

State of Tennessee
County of Williamson

Personally appeared before me Charles Brandon Buell and Julie L. Buell, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of January, 2018.

Notary Public _____
My Commission Expires: _____

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

File No.: 12799