Bill Garrett Davidson County
Batch# 83984 DEEDWARR
04/23/2018 02:32:49 PM 2 pgs
Fees: $13.00 Taxes: $1,073.00
20180423-0038097

ADDRESS NEW OWNER: Margaret Jacobi

501 Menees Lane
Madison, TN 37115

SEND TAX BILL TO: new owners

MAP-PARCEL NOS. 63-83.00

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Gladys C. Buck, unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Margaret Jacobi, unmarried woman, and Lance Lee, an unmarried man, as joint tenants with the right of survivorship** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Situated in the Eleventh Civil District of Davidson County, Tennessee 4 1/2 miles from Madison on a public road and described as follows: Beginning at a point in the center line of the Menees Road 430 feet south 89 degrees east from the original corner of Tracts 4 and 5 of said Menees land at the corner of Tracts A and B of Anderson and Gee's Survey of said Menees land; thence with the center of said road south 89 degrees east 100 feet; thence leaving said road and parallel with line between Lots A and B of said Anderson and Gee's Survey south 0 degrees 42 minutes east 400 feet to a stone; thence parallel with said road north 89 degrees west 100 feet to the line between said Lots A and B; thence with said line north 0 degrees 42 minutes west 400 feet to the place of beginning, containing 0.92 acres, more or less, but subject to all legal highways.

Being the same property conveyed to Claude David Buck, Jr. and wife, Gladys Cantrell Buck by Warranty deed from E.E. Marlin and wife, Florence Claudia Marlin of record in Book 1788, page 581, Register's office for Davidson County, Tennessee, dated February 8, 1950 and recorded on February 15, 1950. Claude David Buck, Jr. having since died on May 31, 2016, leaving Gladys Cantrell Buck as the sole surviving tenant by the entirety. Gladys Cantrell Buck is one and the same person as Gladys C. Buck.

This is property with a common address of 501 Menees Lane, Madison, TN 37115.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same assumed by Grantee at closing.(2) All easements and restrictions of record.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: M-HFR-18-501

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 18th day of April 2018.

/s/ Gladys C. Buck by Sue Buck, Attorney-in-Fact

Gladys C. Buck by Sue Buck, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of April 2018, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Sue Buck, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of Gladys C. Buck, and is authorized by her/him to execute this instrument on her/his behalf by virtue of a Durable General Power of Attorney recorded in Instrument No. 20180316-0025164 in said Register's Office.

Witness my hand and official seal at office, this 18th day of April 2018.

SANDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

Notary Public
My Commission Expires: _____

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 before me this 18th day of April 2018.

Notary Public
My Commission Expires: 7/6/20

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

File No. 1804K082