WARRANTY DEED

Bill Garrett Davidson County
Batch# 93385 DEEDWARR
05/17/2018 10:35:04 AM 5 pgs
Fees: $28.00 Taxes: $5,805.56

20180517-0047211

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-08-2020

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,569,071.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0090

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
T. Blake Cothran, Devin Rohner, Nolan Pattee and Judy Cothran	new owners	15003048000, 15003041200, 15003026500, 15003048200, 15003030600, 15003047800, 15003014600, 15003024900, 15003033100, 15003026700, 15003031000, 15003030900, 15003032400 and 15003046700
(NAME)	(NAME)	
5552 Franklin Pike #202		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Million Five Hundred Sixty-Nine Thousand Seventy-One And No/100 Dollars ($1,569,071.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LORI A. BUCK AKA LORI BUCK AND RANDY BUCK, WIFE AND HUSBAND,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

T. BLAKE COTHRAN, DEVIN ROHNER, NOLAN PATTEE AND JUDY COTHRAN

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:

3612 Wells Court, Antioch, TN 37013 - Parcel ID 15003048000

Being Lot No. 121-B, on the Plan of Zone Lot Division, Lots 119-123, Chelsea of Priest Lake, Section Two-C, of record in Plat Book 6900, Page 192, amending Plat Book 6250, Page 943, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Lori A. Buck by Quitclaim Deed from Thomas McKinney, Trustee of the Thomas McKinney Revocable Trust dated April 24, 1995, of record in Instrument 20150414-0032773, dated April 7, 2015, Register's Office for said County. See also deed of record in Instrument 20120619-0053584, said Register's Office.

This conveyance is subject to Restrictions of record in Book 6213, Page 806, said Register's Office.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JPB 18 14 H

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 192, amending Plat Book 6250, Page 943, said Register's Office.

2907 Sheana Way, Antioch, TN 37013 - Parcel ID 15003041200

Land in Davidson County, Tennessee, being Lot No. 92B on the Plan of Zone Lot Division of Lot 81 Chelsea of Priest Lake, Section 2A and Lot 92 Chelsea of Priest Lake, Sec. 2B, of record in Book 6250, Pages 423-440, and as amended in Book 6250, Page 944, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Lori Buck and husband, Randy Buck by deed from Lynne Marie Dunn and Keith Richard Saley, Devisees under the Will of Myra A. Saley and Keith Richard Saley, Executor of the Estate of Myra A. Saley, of record in Instrument 20141202-0110336, dated December 1, 2014, Register's Office for said County.

This conveyance is subject to Restrictions of record in Book 6213, Page 806, and Book 6298, Page 539, said Register's Office.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 6250, Pages 423-440, and as amended in Book 6250, Page 944, said Register's Office.

2917 Sheana Way, Antioch, TN 37013 - Parcel ID 15003026500

Land in Davidson County, Tennessee, being all of Lot No. 95A, Zone Lot Division of Lots 95 through 100, Chelsea of Priest Lake, Section 2B, as shown by plat appearing of record in Plat Book 6250, Page 786 amending Plat Book 6250, Page 449, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

BEING the same property conveyed to Lori A. Buck by Quitclaim Deed from Thomas McKinney, Trustee of the Thomas McKinney Revocable Trust dated April 24, 1995, of record in Instrument 20150414-0032772, dated April 7, 2015, Register's Office for said County. See also deed of record in Instrument 20130219-0016115, said Register's Office.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book Plat Book 6250, Page 786 amending Plat Book 6250, Page 449, said Register's Office.

3604 Wells Court, Antioch, TN 37013 - Parcel ID 15003048200

Being Lot No. 123-B on the Plan of Zone Lot Division, Lots 119 thru 123, Chelsea of Priest Lake, Section Two-C, of record in Plat Book 6900, Page 192 amending Plat Book 6250, Page 943, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Randy Buck, married, by Quitclaim Deed from Thomas McKinney, Trustee of the Thomas McKinney Trust dated April 24, 1995, of record in Instrument 20150408-0030839, dated March 30, 2015, Register's Office for said County. See also deed of record in Instrument 20111017-0080635, said Register's Office.

This conveyance is subject to Restrictions of record in Book 6298, Page 539, said Register's Office.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 192, amending Plat Book 6250, Page 943, said Register's Office.

3609 Wells Court, Antioch, TN 37013 - Parcel ID 15003030600

Being Lot No. 119-A on the Plan of Zone Lot Division, Lots 119 through 123, Chelsea of Priest Lake, Section 2-C, of record in Plat Book 6250, Page 943 and amended in Plat Book 6900, Page 192, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Randy Buck, married, by Quitclaim Deed from Thomas S. McKinney, unmarried, of record in Instrument 20150408-0030837, dated March 30, 2015, Register's Office for said County. See also deed of record in Instrument 20120622-0054889, said Register's Office.

This conveyance is subject to Restrictions of record in Book 6213, Page 806, and Book 6298, Page 539, said Register's Office.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 943, and amended in Plat Book 6900, Page 192, said Register's Office.

3611 Wells Court, Antioch, TN 37013 - Parcel ID 15003047800

Being Lot No. 119B, Zone Lot Division, Lots Nos. 119-123, Chelsea Priest Lake, Section 2-C, of record in Plat Book 6900, Page 192 amending Plat Book 6250, Page 943, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Lori A. Buck by Quitclaim Deed from Thomas McKinney, Trustee of the Thomas McKinney Trust, of record in Instrument 20150414-0032774, dated April 7, 2015, Register's Office for said County. See also deed of record in Instrument 20080708-0070080, said Register's Office.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 192 amending Plat Book 6250, Page 943, said Register's Office.

3202 Agatha Ct., Antioch, TN 37013 - Parcel ID 15003014600

Being Lot No. 59-A on the Zone Lot Division of Chelsea of Priest Lake, Section 1-B of Lots 55 thru 59, of record in Plat Book 6250, Page 426, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Lori A. Buck by Quitclaim Deed from Thomas McKinney, Trustee of the Thomas McKinney Revocable Trust dated April 24, 1995, of record in Instrument 20150414-0032779, dated April 7, 2015, Register's Office for said County. See also deeds of record in Instrument 20081230-0123320; Instrument 20040224-0021017, and Instrument 20030318-0035881, said Register's Office.

This conveyance is subject to Restrictions of record in Book 6298, Page 539, said Register's Office.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 426, said Register's Office.

3000 Chelsea Way, Antioch, TN 37013 - Parcel ID 15003024900

Being Lot No. 107A- Zone Lot Division, Lot Nos. 107 and 108, Chelsea of Priest Lake Section 2-A, of record in Plat Book 6250, Page 998 amending Plat Book 6250, Page 423, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Lori A. Buck by Quitclaim Deed from Thomas McKinney Trust, of record in Instrument 20150414-0032780, dated April 7, 2015, Register's Office for said County. See also deed of record in Instrument 20080602-0055493, said Register's Office.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 998, amending Plat Book 6250, Page 423, said Register's Office.

2920 Sheana Way, Antioch, TN 37013 - Parcel ID 15003033100

Land in Davidson County, Tennessee, being Lot No. 100-B Zone Lot Division of Lots 95-100 Chelsea of Priest Lake, Section 2-B, of record in Book 6250, Page 786, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

BEING the same property conveyed to Lori A. Buck by Quitclaim Deed from Thomas McKinney Trust, of record in Instrument 20150414-0032776, dated April 7, 2015, Register's Office for said County. See also deed of record in Instrument 20090123-0005859, said Register's Office.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 786, said Register's Office.

2925 Sheana Way, Antioch, TN 37013 - Parcel ID 15003026700

Being Lot No. 97-A, Zone Lot Division, Lots Nos. 95 thru 100, Chelsea of Priest Lake, Section Two-B, of record in Plat Book 6250, Page 786 amending Plat Book 6250, Page 449, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Lori A. Buck by Quitclaim Deed from Thomas McKinney, Trustee of the Thomas McKinney Revocable Trust dated April 24, 1995, of record in Instrument 20150414-0032777, dated April 7, 2015, Register's Office for said County. See also deeds of record in Instrument 20081230-0123321; Instrument 20040224-0021016 and Instrument 20030520-0068574, said Register's Office.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 786, amending Plat Book 6250, Page 449, said Register's Office.

3606 Wells Ct., Antioch, TN 37013 - Parcel ID 15003031000

Land in Davidson County, Tennessee, being Lot No. 123A on the Plan of Zone Lot Division, Lots 119 through 123, Chelsea of Priest Lake, Section 2-C, of record in Book 6250, Page 943 and amended in Book 6900, Page 192, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Lori A. Buck by Quitclaim Deed from Thomas McKinney, Trustee and Beneficiary for Thomas McKinney Revocable Trust, of record in Instrument 20150414-0032771, dated April 7, 2015, Register's Office for said County. See also deed of record in Instrument 20070130-0012313, said Register's Office.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 943, and amended in Book 6900, Page 192, said Register's Office.

3610 Wells Ct., Antioch, TN 37013 - Parcel ID 15003030900

Being Lot No. 122A, Zone Lot Division of Lots 119-123, Chelsea of Priest Lake, Section Two-C, as shown of record in Book 6250, Page 943 as amended in Book 6900, Page 192, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Lori A. Buck by Quitclaim Deed from Thomas McKinney, as Trustee for the Thomas McKinney Trust, of record in Instrument 20150414-0032775, dated April 7, 2015, Register's Office for said County. See also deeds of record in Instrument 20060612-0069152 and Instrument 20060105-0001464, said Register's Office.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book Book 6250, Page 943, as amended in Book 6900, Page 192, said Register's Office.

2915 Sheana Way, Antioch, TN 37013 - Parcel ID 15003032400

Land in Davidson County, Tennessee, being Lot No. 94B, Zone Lot Division, Lots 83, 84, 89, 90, 94, and 101, Chelsea of Priest Lake, Section 2-B, of record in Book 6250, Page 766, Register's Office for Davidson County, Tennessee.

Said Lot No. 94B fronts 60.52 feet on the northeasterly margin of Sheana Way and extends back 87.17 feet on the northerly line and 94.51 feet on the southerly line to a dead line in the rear measuring 58.44 feet thereon.

BEING the same property conveyed to Lori A. Buck by Quitclaim Deed from Thomas McKinney, Trustee of the Thomas McKinney Trust, of record in Instrument 20150414-0032778, dated April 7, 2015, Register's Office for said County. See also deed of record in Instrument 20040224-0021018, said Register's Office.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 766, said Register's Office.

3524 Gondola Dr., Antioch, TN 37013 - Parcel ID 15003046700

Being all of Lot No. 107-B, Zone Lot Division of Lots 107 and 108, Chelsea of Priest Lake, Section Two-A, of record in Plat Book 6250, Page 998 amending Plat Book 6250, Page 423, all of record in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Randy Buck, married, by Quitclaim Deed from Thomas McKinney, Trustee of the Thomas McKinney Trust dated April 24, 1995, of record in Instrument 20150408-0030838, dated March 30, 2015, Register's Office for said County. See also deed of record in Instrument 20100323-0021676, said Register's Office.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 998, amending Plat Book 6250, Page 423, said Register's Office.

Lori A. Buck and Lori Buck being one and the same person.

unimproved ☐
This is improved ☒ property, known as 3202 Agatha Ct., 3000 Chelsea Way, 3524 Gondola Dr., 2907,2915,2917,2920,2925 Sheana Way, 3604,3606,3609,3610,3611,3612 Wells Ct., Antioch, TN 37013
(House No.) (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 our hands this 12th day of May, 2018.

Lori A. Buck

Randy Buck

STATE OF OHIO
COUNTY OF Columbiana

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lori A. Buck and Randy Buck, wife and husband, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Columbiana, Ohio, this 12th day of May, 2018.

My Commission Expires: 4/30/2020

Notary Public

TERESA L. WRIGHT
Notary Public, State of Ohio
My Comm. Expires April 30, 2020
Recorded in Columbiana County