Bill Garrett Davidson County
Batch# 94664 DEEDWARR
05/21/2018 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20180521-0048314

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20180694

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is $455,000.00 which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 17th day of May, 2018.

Notary Public
My Commission Expires: _____

LAKEYSHA SORENSEN STATE TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Expires June 26 2021

WARRANTY DEED

THIS INDENTURE, made this 17th day of May, 2018, among:

BETTY J STEWART, UNMARRIED

of DAVIDSON COUNTY, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

MATTHEW T. BUCKLEY, AN UNMARRIED MAN

of DAVIDSON COUNTY, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Being Lot No. 2 on the plan of West Meade Highlands, Section 1, as of record in Book 3700, pages 69 and 70, described as follows:

Beginning on the southerly margin of Percy Warner Boulevard, at the corner of Lot Nos. 2 and 3; thence with the lines between said two lots, southwardly 138.6 feet; thence eastwardly 150.77 feet to the westerly margin of an unnamed street; thence with the same northwardly 96.7 feet to the beginning of a curve; thence around said curve; having a radius of 25 feet, northwestwardly 38.08 feet to the southerly margin of Percy Warner Boulevard; thence with the same westwardly 105 feet to the beginning.

Being the same property conveyed to Betty J. Stewart, by deed from Wilson P. Stevenson, of record in Instrument Number 20020211-0017997, Register's Office for Davidson County, Tennessee.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Betty J Stewart

Betty J Stewart

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Betty J Stewart**, the within named bargainor(s), 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 this 17 day of May, 2018.

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Notary Public
My Commission Expires:

Owner Name & Property Address:

Name: Matthew T. Buckley
Address: 842 Percy Warner Boulevard
City, State, Zip: Nashville, TN 37205

Responsible Party For Taxes:

Name: Matthew T. Buckley
Address: 842 Percy Warner Boulevard
City, State, Zip: Nashville, TN 37205

Tax ID: 129-15-0-090.00

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney ~~and~~/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019