Bill Garrett Davidson County
Batch# 105886 DEEDWARR
06/18/2018 01:29:30 PM 3 pgs
Fees: $18.00 Taxes: $754.80
20180618-0058416

This Instrument Prepared By:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW18250

Send Tax Bills To:
The Home Loan Expert, LLC
1600 S. Brentwood Ave., Ste. 700
St. Louis, MO 63144

New Owner is:
Amber E. Buker
2925 Brantley Drive
Antioch, TN 37013

MAP: 150-05-0
PARCEL: 264.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Gary D. Deken**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Amber E. Buker, a single person, and Randall T. Pike, a single person, tenants in common with right of survivorship**, hereinafter referred to as Grantee, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: 2925 Brantly Drive, Antioch, TN 37013

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 183 on the Plan of Cherry Hills, Section 7, of record in Book 4660, Page 49, 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 Gary D. Deken by Warranty Deed from The Secretary of Housing and Urban Development, dated 12/24/14 and recorded 1/5/15 in Instrument Number 20150105-0000760, Register's Office for Davidson County, Tennessee.

Subject property having never been the residence o Grantor or Grantor's spouse.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes or the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind himself and his heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 15th day of June, 2018.

GRANTOR:

Gary D. Deken by Tim Hendricks his attorney-in-fact

Gary D. Deken by Tim Hendricks, his Attorney in Fact

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Tim Hendricks**, with whom I am personally acquainted, and to me known to be the person who executed the foregoing instrument on behalf of Gary D. Deken and who acknowledged that he executed the same as the free act and deed of the said Gary D. Deken and for the purpose therein contained, by virtue of the one certain Power of Attorney duly executed by the said Gary D. Deken, and appearing of record in Instrument Number 201806180058415, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 15th day of June, 2018.

Jacqueline G Brown
Notary Public

My Commission Expires: 11-5-18

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $204,000.00.

Affiant

SWORN TO and subscribed before me this 15th day of June, 2018.

Jacqueline G Brown
NOTARY PUBLIC

My commission expires: 11-5-18

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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