Bill Garrett Davidson County
Batch# 119651 DEEDWARR
07/24/2018 11:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20180724-0072076

31741

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-2329

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $325,000.00

Affiant

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022

Subscribed and sworn to before me, this the 24th day of July, 2018

Notary Public
My Commission Expires: 5/2/22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Wayne Enterprises, GP 1814 Hayes Street Nashville, TN 37203	"NEW OWNER"	131-7-8.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Christie Bennett Buchta and Kenneth Edward Buchta, wife and husband**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Wayne Enterprises, GP, a Tennessee General Partnership**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Map of J. G. Grissim's Subdivision, as of record in Book 1424, page 36, Register's Office for Davidson County, Tennessee, and further described as follows, to-wit:

Beginning at a point in the north margin of Castleman Drive at the corner of lots Nos. 1 and 2; thence with the line between said lots, northerly 250 feet to the south line of Lot No. 13; thence with the line between lots Nos 1 and 13, easterly 41.5 feet to the westerly margin of Glendale Lane, now Lone Oak Road; thence with the margin of the same southeasterly 82.18 feet to a point; and continuing with the margin of the same, southeasterly 150.05 feet to the beginning of a curve; thence around said curve, southwesterly 51.07 feet to the north margin of Castleman Drive; thence with the margin of the same, westerly 106.18 feet to the beginning.

Being the same property conveyed to Robert F. Bennett and wife, Rita B. Bennett by Warranty Deed from J. T. Patterson and wife, Bessie P. Patterson, dated February 11, 1958, recorded February 18, 1958, of record in Book 2738, page 399, Register's Office for Davidson County, Tennessee. The said Rita B. Bennett having since died on May 3, 1999, property vesting in Robert F. Bennett by operation-of-law as sole surviving heir in the entirety. The said Robert F. Bennett aka Robert Faulkner Bennett, having since died on November 1, 2005, property passing to his daughter and sole heir-at-law, Christie Bennett Buchta, as per the terms of the Last Will & Testament of Robert Faulkner Bennett, Seventh Circuit Court, Davidson County, Tennessee,

Probate Division – Docket No. 05P-1796. See also Affidavit of Heirship of record in Instrument No. 20060512-0056194, said Register's Office.

This is ☒ improved or ☐ unimproved property located at: **1916 Castleman Drive, Nashville, TN 37215.** Kenneth Edward Buchta, joins this conveyance to relinquish any and all right, especially marital rights, which he may have in said property by virtue of marriage to Christie Bennett Buchta.

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23 day of July, 2018.

GRANTOR:

Christie Bennett Buchta

Christie Bennett Buchta

Kenneth Edward Buchta

Kenneth Edward Buchta

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christie Bennett Buchta and Kenneth Edward Buchta, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23 day of July, 2018.

DEBORAH L. BISSELL
STATE OF TENNESSEE
NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019

Deborah Bissell

Notary Public
My Commission expires: 4-28-19

201807240072076

I, the undersigned, 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.

PETER WEISS



State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, PETER WEISS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 05/02/22

Notary Public