Karen Y Johnson Davidson County
Batch# 145565 DEEDWARR
09/26/2018 12:16:30 PM 3 pgs
Fees: $18.00 Taxes: $392.20
20180926-0095456

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,000.00

Affiant

Subscribed and sworn to before me, this 25TH DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 8.4.20

(AFFIX SEAL)

WARRANTY DEED

THOMAS VORHOLT II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan Arbuckle	Jonathan Arbuckle (NAME)	
925 Mallow Drive (ADDRESS)	925 Mallow Drive (ADDRESS)	043-15-0-238.00
White House, TN 37188 (CITY) (STATE) (ZIP)	White House, Tn. 37188 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Yvonne M. Buckner, a single woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jonathan Arbuckle, hereinafter called the Grantees, their heirs and assigns, that 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. LOT 109, ARROWHEAD ESTATES, SECTION 2, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5050, PAGE 83, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO RICHARD A. BUCKNER AND WIFE, YVONNE M. BUCKNER BY WARRANTY DEED FROM ROYCE A. PENDLEY AND WIFE, GLORIA DIANE PENDLEY, OF RECORD IN BOOK 8720, PAGE 811; AND BEING THE SAME PROPERTY AS FURTHER CONVEYED TO YVONNE M. BUCKNER BY QUITCLAIM DEED FROM RICHARD A. BUCKNER, OF RECORD IN BOOK 9471, PAGE 262, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 925 Mallow Drive, Madison, TN 37115
(House Number) (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 my/our hand(s) this 25th day of September, 2018.

WARRANTY DEED
(Continued)

Yvonne M. Buckner

Yvonne M. Buckner

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Yvonne M. Buckner, a single woman, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of September, 2018.

Mary Birthright

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

True Copy Certification

I, Thomas Vorholt III, do hereby make oath that I am a licensed attorney and/or 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 and authenticated according to law.

Thomas Vorholt III

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Danielle Chandler, a notary public for this county and state, Thomas Vorholt III who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Danielle Chandler

Notary's Signature

My Commission Expires _____

Notary Seal

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
APRIL 10, 2022