WARRANTY DEED

Karen Johnson Davidson County
Batch# 211964 DEEDWARR
04/01/2019 09:52:12 AM 2 pgs
Fees: $13.00 Taxes: $666.00

20190401-0029025

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of March, 2019

Notary Public

MY COMMISSION EXPIRES: 9-6-22

(AFFIX SEAL)

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CO
3310 WEST END AVE
NASHVILLE, TN 37203

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Grace G. Lewis	Tennessee Credit Union	142050A02500CO
(NAME)	(NAME)	
118 Plantation Court	1400 8th Avenue South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Donald Carl Buckley, as Personal Representative of The Estate of Frederick Thomas Buckley, Jr.,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Grace G. Lewis,** 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:

Land in Davidson County, Tennessee, being Unit D7, together with Carport designated No. D7C, River Plantation Condominium Apartments, Section 2. as shown on plat of record in Plat Book 4460, Pages 136-137, in the Register's office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Fred Thomas Buckley, Jr., an unmarried man, by deed of record in Instrument Number 20140630-0056935, said Register's office. Fred Thomas Buckley, Jr. a/k/a Frederick Thomas Buckley, Jr., having since died testate and Donald Carl Buckley was appointed and granted to sell real property with full power and authority reference Probate File 19P-104 Davidson County, TN Probate Court.

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

unimproved ☐

This is improved ☑ property, known as 118 Plantation Court, Nashville, TN 37221
(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 hands this 29th day of March, 2019.

The Estate of Frederick Thomas Buckley, Jr.

Donald Carl Buckley, Personal Representative

State of Tennessee
County of Davidson

Before me, personally appeared Donald Carl Buckley as Personal Representative of The Estate of Frederick Thomas Buckley, Jr., to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

WITNESS my hand and seal this 29th day of March, 2019.

Notary Public _____
My Commission Expires: _____

File No.: 13770

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022