# WARRANTY DEED

Karen Johnson Davidson County
Batch# 223250 DEEDWARR
04/29/2019 10:37:30 AM 2 pgs
Fees: $13.00 Taxes: $776.63

20190429-0039034

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$209,900.00.**

Affiant

Subscribed and sworn to before me this 25 day of April, 2019.

Notary Public
My Commission expires: 11/8/21
(Affix Seal)

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Timothy Michael Buckley | new owner | 055-16-0-085.00 |
| 107 Rifle Range Road | | |
| Old Hickory, TN 37138 | | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Terrell Lee Starks**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Timothy Michael Buckley and Cortney-Ann Givens Buckley**, husband and wife their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Land in Davidson County, Tennessee, being a part of Tract No. 5 on the unrecorded map of Life & Casualty Insurance Company Subdivision, described as follows:**

**Beginning at a point in the easterly margin of Rifle Range Road, said point being the southwesterly corner of the property surveyed to W.R. Fowler and wife, Willie L. Fowler, by deed from E.A. Sircy and wife, Mintye Sircy, by deed of record in Book 1916, Page 27, Register's Office for Davidson County, Tennessee and thence with Fowler's southerly line, 175 feet to Fowler's southeast corner; thence northerly with Fowler's easterly line, 50 feet to a point; thence northwesterly 75 1/2 feet, more or less, to the southwesterly corner of the property conveyed by W.R. Fowler and wife, Willie L. Fowler to John D. Carter and wife, Johnnie L. Carter, as of record in Book 6083, Page 429, in the Register's Office for Davidson County, Tennessee; thence with said Carter's southerly line westerly 100 feet to a point in the easterly margin of Rifle Range Road, thence southerly with said margin of said road 61.5 feet to the beginning.**

**Being the same property conveyed to Joel Eric Hale from Arlo E. Stott and wife, Dorothy C. Stott by Warranty Deed on January 25, 2006, of record in Instrument Number 20060213-0017186, Register's Office for Davidson County, Tennessee. Further conveyed in a Final Decree Confirming Sale, divesting Joel Eric Hale and vesting into Terrell Lee Starks on January 8, 2016, of record in Instrument Number 20160218-0015450, Register's Office for Davidson County, Tennessee. Further by Default Judgments in Terrell Lee Starks, Plaintiff vs. Joel Eric Hale and Opteum Financial Services, LLC, of record in Instrument Numbers 20180124-0007447, and 20180312-0023104, Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2019 and subsequent years, plus any penalties and interest which may accrue.

This is improved property known as: **107 Rifle Range Road, Old Hickory, TN 37138**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BWR-19-107

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** our hands this April 25, 2019.

**Terrell Starks**

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Terrell Lee Starks** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 25, 2019

My commission expires 8/1/22

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY