Karen Johnson Davidson County
Batch# 251869 DEEDWARR
07/02/2019 12:20:30 PM 3 pgs
Fees: $18.00 Taxes: $821.40
20190702-0064567

WARRANTY DEED

CARLA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of June, 2019.

Notary Public

MY COMMISSION EXPIRES: 10.20.19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Cory James	Churchill Mortgage Corporation	150 05 0 264.00
(NAME)	(NAME)	
2925 Brantley Drive	761 Old Hickory Blvd, Ste 400	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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/WE, **Amber E. Buker, a single person and Randall T. Pike, a single person, tenants in common with right of survivorship**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Cory James, a single man and Savannah Justus, a single woman, tenants in common with right of survivorship**, 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 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 Amber E. Buker, a single person, and Randall T. Pike, a single person, tenants in common with right of survivorship by Warranty Deed from Gary D. Deken dated June 15, 2018 and recorded June 18, 2018 as Instrument No. 20180618-0058416, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2925 Brantley Drive, Antioch, TN 37013

File Number: MFR-1905141BSO

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 our hands this 27 day of June, 2019

Amber E. Buker

Randall T. Pike

STATE OF ~~TENNESSEE~~ OK; WASHINGTON;

COUNTY OF ~~RUTHERFORD~~

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named **Amber E. Buker and Randall T. Pike,** the bargainors, ~~with whom I am personally acquainted (or~~ proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 27th of June, 2019.

Notary Public **Ms. Christine L. Oldham, BS, PMP**

My Commission Expires: **COMM EXP 19 FEB 20**

(SEAL)

MS CHRISTINE L OLDHAM BS PMP
Notary Public
State of Oklahoma
Commission #12001638
My Comm. Expires 2/19/2020

File Number: MFR-1905141BSO

True Copy Certification

I, Penny Y. Ray, 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 executed and authenticated according to law.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry 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.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Christie Perry

My Commission Expires: 7/22/2022

Notary Seal (if on paper)