PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

RETURNED TO:

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $258,000.00.

Affiant

Subscribed and sworn before me this the 21 day of May, 2020.

Notary Public
My commission expires: 3/28/22

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 405352 DEEDWARR
05/22/2020 01:13:38 PM 2 pgs
Fees: $13.00 Taxes: $954.60

20200522-0053541

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Timothy Findlen 300 & 302 Garner Avenue Madison, TN 37115	New Owner	043-05-0 189.00 & 190.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, TIMOTHY RYAN BUCKLEY AND MOLLY A. BUCKLEY, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to TIMOTHY FINDLEN, AN UNMARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 36 and 37, Block "B" on the Plan of Overlook Estates, of record in Plat Book 843, Page 105, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed toTimothy Ryan Buckley and Molly A. Buckley, husband and wife, by deed from Timothy R. Buckley, a married man, and Molly Webb (now known as Molly A. Buckley), a married woman, dated 10/26/2017, of record in Instrument No. 20171113-0116039, said Register's Office.

Also being a portion of the same property conveyed to Timothy R. Buckley, an unmarried man, and Molly Webb, an unmarried woman, by deed from Jacob H. McCaleb, dated 05/31/2013, of record in Instrument No. 20140724-0065782, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 300 & 302 Garner Avenue, Madison, TN 37115.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 21 day of May, 2020.

Timothy Ryan Buckley

Molly A. Buckley

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Timothy Ryan Buckley and Molly A. Buckley, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21 day of May, 2020.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022