WARRANTY DEED

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires June 22, 2021

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE COMPANY
2401 MEMORIAL BLVD
SPRINGFIELD, TN 37172

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Ronnie Lee Buck
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2020

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Ronnie Lee Buck, Jr.	Ronnie Lee Buck, JR	02900006400
(NAME)	(NAME)	
5879 Old Clarksville Pike	2517 Battlecreek	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Springfield, TN 37172	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20201959

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Deborah A. Baumgart and Patricia G. Hymer and Jerry E. Craig and Cara M. Jones** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Ronnie Lee Buck, Jr.**, 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. :

Certain real property situate in the 14th Civil District of Davidson County, Tennessee, and described as follows, to-wit:

BEGINNING at an iron pin in the centerline of the Old Clarksville Highway at the Northeasterly corner of Tract No. 26, the property conveyed to South Central Bell Telephone Company by deed from Southern Bell Telephone and Telegraph Company of record in Book 4250, page 51, Register's Office for Davidson County, Tennessee; thence with South Central Bell's Northerly property line North 89° West 216.5 feet to an iron pin in an Easterly line of property now or formerly owned by Fred L. Thomas; thence with Easterly and Southerly property lines of Thomas North 1° 17' West 60 feet to the point of beginning and containing .30 acres, more or less.

BEING the same property conveyed to Clyde M. Craig and wife, Mary F. Craig by Warranty Deed from William D. Boyte, Jr. and wife, Donna K. Boyte dated September 12, 1978 and filed of record in Book 5337, page 846, Register's Office for Davidson County, Tennessee. The said Mary F. Craig, predeceased, Clyde M. Craig, leaving the said Clyde M. Craig, the surviving tenant by the entirety and sole owner of said land. Clyde M. Craig b/s/p/a Clyde M. Craig, Sr., died intestate, a citizen and resident of Davidson County, Tennessee, on or about August 29, 2019, survived by his children, Deborah A. Baumgart, Patricia G. Hymer and Jerry E. Craig. The said Clyde M. Craig , Sr. was predeceased by his son, Clyde Murrell Craig, Jr. Clyde Murrell Craig, Jr. died intestate, a citizen and resident of Cheatham County, Tennessee, on or about November 8, 2012. The said Craig Murrell Craig, Jr. was survived by one child, Cara Jones.

Unimproved ☐

This is improved ☒ property, known as 5879 Old Clarksville Pike, Joelton, TN 37080
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Karen Johnson Davidson County
Batch# 449563 **DEEDWARR**
08/04/2020 01:18:11 PM 2 pgs
Fees: $13.00 Taxes: $314.50

20200804-0086197

Witness my hand this 31st day of July, 2020

Deborah A. Baumgart

Patricia G. Hymer

Jerry E. Craig

Cara M. Jones

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Deborah A. Baumgart and Patricia G. Hymer and Jerry E. Craig and Cara M. Jones, the within named bargainor, 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, at office, this 31st of July, 2020.

Notary Public
My ~~Commission~~ Expires:

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires
June 22, 2021