WARRANTY DEED

PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $730,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 2/26/26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nathan Buck	Nathan Buck	054-15-0-001
(NAME)	(NAME)	
368 Willow Bough Lane	798 S. Rampart St.	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	New Orleans, LA 70113	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 943160 **DEEDWARR**
11/21/2022 09:21:44 AM 2 pgs
Fees: $13.00 Taxes: $2,701.00

20221121-0122977

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we ***Jonathan R. Ingram and Tabitha C. Ingram, husband and wife,*** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto ***Nathan Buck and Kari Buck, husband and wife***, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, and being Lot No. 284 on the Plan of Brandywine Farms, Section 17, as of record in Book 4860, Page 70, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Jonathan R. Ingram and wife, Tabitha C. Ingram by Warranty Deed from Barbara H. Sellars, unmarried, dated 07/24/2015, of record in Instrument 201507290074479, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2022 have been paid as of the date of closing, prorated and assumed by the Grantee herein, any subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 4860, Page 70, in the Register's Office for Davidson County, Tennessee. 10. Covenants, conditions, easements and restrictions recorded in Book 4979, Page 92, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ 368 Willow Bough Lane, Old Hickory, TN 37138
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 17th day of November, 2022.

Jonathan R. Ingram

Tabitha C. Ingram

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jonathan R. Ingram and Tabitha C. Ingram, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 17th day of November, 2022.

Notary Public:
My Commission Expires: 3.8.2025



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Mount Juliet, TN 37122