WARRANTY DEED

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JANUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

JEFF FARRIS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 01/19/05 09:26 2 pgs
Fees:13.00 Taxes:408.85

20050119-0006572

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
216 Centerview Drive, Suite 339
Brentwood, TN 37027

My Commission Expires Jan. 25, 2006

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vincent Buwalda	American Home Mortgage	72-13-O-44
(NAME)	(NAME)	
1025 Cahal Avenue	7142 Columbia Gateway Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Columbia, Maryland 21046	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, Sandra Crane a/k/a Sandra Oglesby and Helen P. Crane, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vincent Buwalda and Pamela Buwalda, 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:

Being Lot No. 17 on the Plan of Irvington as of record in Plat Book 843, Page 60, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Sandra Oglesby and Edwin H. Crane by deed from James Goad, Roberta Goad and Irene Potts of record in Deed Book 8816, page 345, Register's Office for said County.

Edwin H. Crane having since died and leaving grantors herein as his widow and only child.

This conveyance is 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 ☒ property, known as 1025 Cahal Avenue, Nashville, TN 37206
(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 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 my/our hand(s) this 13th day of January, 2005.

Sandra Crane

Helen P. Crane by Sandra Crane, Atty in Fact

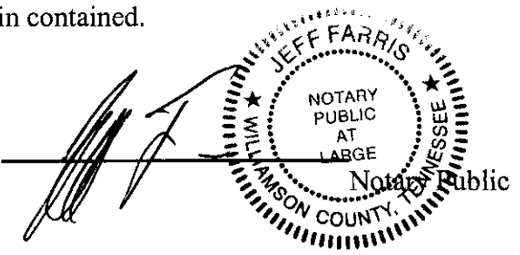
STATE of Tennessee
COUNTY of Williamson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Sandra Crane a/k/a Sandra Oglesby, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 1/13/2005

My Commission Expires:_____

My Commission Expires Jan. 25, 2006



Notary Public

STATE OF TENNESSEE
COUNTY OF ~~KNOX~~ Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Sandra Crane, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Helen P. Crane, as her Attorney In Fact, under Power of Attorney bearing Inst. No. 20050119.0006570, Register's Office, Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Helen P. Crane, under said Power of Attorney.

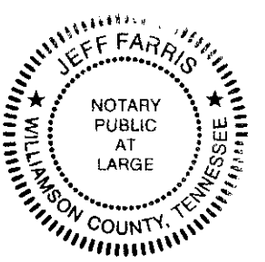
Witness my hand and official seal at office in Brentwood, Tennessee, this the 13th day of January, 2004.

Witness my hand and official seal at, Tennessee this.

Commission expires:

My Commission Expires Jan. 25, 2006

Notary Public



File Number: 250100759

RETURN TO:
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027