# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00

Sanjana Yashwant Patel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MARCH, 2005

Judith C. Jacob
Notary Public

MY COMMISSION EXPIRES: March 15, 2008.
(AFFIX SEAL)

JUDITH C. JACOB NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 100, Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Sanjana Yashwant Patel | ABN Amro Mortgage Group, Inc | 61-11-0/319.00 |
| (NAME) | (NAME) | |
| 1028 Matthews Avenue | 2600 W. Big Beaver Road | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37216 | Troy, MI 48084 | |
| (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, Joseph M. Buffler and James C. Payne, , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sanjana Yashwant Patel and Thomas Jason Stamm, both unmarried, 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. 2 of the re-subdivision of Lots No 6 and part of lots 9 and 10 on the Plan of McMahan Subdivision of Maplewood of record in Plat Book 547, page 144, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being part of the same property conveyed to Joseph M. Buffler and James C. Payne as Tenants in Common from John Marion Lucas Jr., William Pond Lucas and Sherry Diane Lucas Garland Devisees under the Last Will and Testament of John Marion Lucas Sr. Deceased by Deed dated February 22nd, 2002 Register's Office of Davidson County, Tennessee.

Subject to any and all matters appearing on the plan of record in Plat Book 547, page 144 Register's Office of Davidson County, Tennessee.

Subject to restrictive covenants in Book 636, page 369 Register's Office of Davidson county, Tennessee.

This Property has never been the marital homestead of Joseph M. Buffler.
This property has never been the marital homestead of James C. Payne.
The 2005 County Taxes have been prorated and assumed by the Grantees.

Davidson County DEEDWARR
Recvd: 03/30/05 09:34 2 pg:
Fees:13.00 Taxes:702.63
20050330-0034245

unimproved ☐

This is improved ☒ property, known as 1028 Matthews Ave., Nashville, TN 37216
(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 our hands this 28th day of March, 2005.

James C. Payne

Joseph M. Buffler

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and state, the within named Joseph M. Buffler and James C. Payne the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of March, 2005.

Commission expires: March 15, 2008

Judith C. Jacobs

Judith C. Jacobs Notary Public

