WARRANTY DEED

(3)

Davidson County DEEDWARR
Recvd: 04/28/05 14:32 2 pgs
Fees:13.00 Taxes:684.50

20050428-0047503

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF APRIL, 2005.

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Reichow	Brian Reichow	61-11-0/320.00
(NAME) 1032 Matthews ~~Street~~ Ave	(NAME) 1032 Matthews Avenue	
(ADDRESS) Nashville, Tennessee ~~37211~~ 37216	(ADDRESS) Nashville, TN 37216	
(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, **James C. Payne and Joseph M. Buffler, both married persons**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian Reichow and Terrell Reichow**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 3 on the resubdivision of Lot No. 6 and parts of Lots 9 and 10 on the Plan of McMahan's Subdivision of Maplewood as of record in Instrument No. 200310280158423 in the Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to James C. Payne and Joseph M. Buffler by deed from John Marion Lucas, Jr., William Ponds Lucas and Sherry Diane Lucas Garland devisees under the Last Will and Testament of John Marin Lucas, Sr, deceased dated February 22, 2002 and filed for record as Instrument No. 20020222-0023240 in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters as shown on the plan of record recorded as Instrument No. 200310280158423 in the Register's Office for Davidson County, Tennessee.

Subject to any and existing easements and Restrictions of record in the Register's Office for Davidson County, Tennessee.

Subject to Restrictions of record in Book 636, page 369, Register's Office for Davidson County, Tennessee.

The 2005 County Taxes have been prorated and assumed by the Grantees.

The property described has never been the marital homestead of James C. Payne or Joseph M. Buffler.

unimproved ☐

This is improved ☒ property, known as 1032 Matthews Avenue, 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 22nd day of April, 2005.

James C. Payne

Joseph M. Buffler

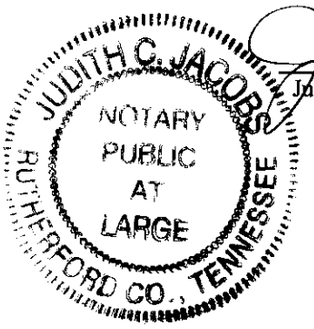
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and state, the within named James C. Payne and Joseph M. Buffler 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 22nd day of April, 2005.

Commission expires: March 15, 2008



Judith C. Jacobs — Notary Public