Davidson County DEEDWARR
Recvd: 06/27/06 11:14 2 pgs
Fees:13.00 Taxes:630.85

20060627-0076652

Return to:
Infinity Title, LLC
402 BNA Dr. #401
Nashville, TN 37217

This instrument prepared by:
TrustLand Title & Escrow, LLC
1720 West End Avenue Suite 400
Nashville, TN 37203
(615) 522-0140

File No.: **06-1337**

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged **Larry E. Jones, a married man, ("Seller")**, has bargained and sold, and by these presents does transfer and convey unto **Kenneth Bufford and Anita Bufford, husband and wife ("Buyer")**, and Buyer's successors and assigns all of Seller's interest in a certain tracts of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 291 on the Plan of Forest View Park, Section IX, of record in Plat Book 8250, page 163, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being all of the same property conveyed to Larry E. Jones, married, by Warranty Deed dated June 26, 2000, from James P. Kimbro and wife, Cindy L. Kimbro, of record in Instrument Number 20000628-0064427, Register's Office for Davidson County, Tennessee.

This conveyance is made 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.

Parcel ID # **150-9-0-A-140-CO**
☒ Improved OR
☐ Unimproved property located at: **3601 Roundwood Forest Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

Sharon L. Jones is the spouse of the Grantor and joins in the conveyance solely for the purpose of relinquishing all of her interests and rights in the property, marital or otherwise.

Witness our hands on this the **21st** day of **June, 2006.**

Larry E. Jones

Sharon L. Jones

STATE OF **Tennessee** COUNTY OF **Davidson**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Larry E. Jones and Sharon L. Jones** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal on this the **21st** day of **June, 2006.**

Notary Public

My Commission Expires:

JEFFREY C. HORN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 26, 2008

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STATE OF **Tennessee**

COUNTY OF **Davidson**

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$170,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on this the **21st** day of **June, 2006.**

Notary Public

My Commission Expires: _____

JEFFREY C. HORN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 26, 2008

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Owner's Name: **Kenneth Bufford and Anita Bufford**

and Address: **3601 Roundwood Forest Drive, Antioch, TN 37013**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

New Owner