Davidson County DEEDWARR
Recvd: 04/10/08 13:20 2 pgs
Fees:13.00 Taxes:419.95

20080410-0036447

WARRANTY DEED

ET-08-0752

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,500.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF March, 2008.

Notary Public

MY COMMISSION EXPIRES: 7-24-11
(AFFIX SEAL)

SHONDA WORTHINGTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony C. Buford	Same (NAME)	
137 Thistle Lane		86-14-A-137 CO
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we WILLA M. HOFFMANN, AN UNMARRIED PERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANTHONY C. BUFORD, AN UNMARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 137, HERMITAGE MEADOWS, STAGE TWO, as shown on plat of record in Plat Book 5200, Page 682, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Willa M. Hoffmann, an unmarried person by Warranty Deed from Robin Michelle Sawyer, recorded on the 29th day of July, 2003 in Instrument No. 20030729-0106898, in the Register's Office of Davidson County, Tennessee.

Subject to any and all existing restrictions and easements of record if any; including those listed in Plat Book 5200, page 682; Book 6034, page 365; Book 6034, page 383; Book 7660, page 612; Instrument No. 20010327-0029002; Book 6034, page 376; Book 7466, page 25; Book 8275, page 843; Book 6164, page 436; Book 6339, page 780; Book 6716, page 815; Book 6158, page 931; Book 6209, page 548; Book 6668, page 54; Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 137 Thistle Lane, Hermitage, Tennessee 37076
(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), their heirs and 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), 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 27th day of March, 2008.

Willa M. Hoffmann by Glenda McConkey attorney in fact
Willa M. Hoffmann

STATE OF Tennessee
COUNTY OF Wilson

On this the 27th day of March, 2008, before me personally appeared Glenda McConkey to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Willa M. Hoffmann, an unmarried person and who acknowledged he/she/they executed the same as the free act and deed of the said Willa M. Hoffmann, an unmarried person.

Witness my hand and official seal, this the 27th day of March, 2008.

Shonda Worthington

Notary Public

SHONDA WORTHINGTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 7-24-11

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520