BILL GARRETT, Davidson County
Trans:T20090068783 DEEDWARR
Recvd: 10/08/09 10:41 2 pgs
Fees:13.00 Taxes:392.20
20091008-0093724

This Instrument Prepared By: & Return To:
Harpeth Title, LLC
109 West Park Drive, Suite 150
Brentwood, TN 37027
File No. H090579

Send Tax Bills To:
New South federal Savings Bank
210 Automation Way
Birmingham, AL 35210

New Owner is:
Candice A. Horton
722 26th Avenue North
Nashville, TN 37208

MAP: 092-06-0

PARCEL: 597.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **James F. Buzhardt**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Candice A. Horton, unmarried,** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Buchi's Subdivision of Lot No. 20, McNairy Subdivision, as shown on plat of record in Plat Book 421, page 66, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to James F. Buzhardt by Warranty Deed from Southeast Investments, LLC, a Tennessee Limited Liability Company, dated 1/25/06 and recorded 1/31/06 in Instrument Number 20060131-0012106, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

The subject property was never used as the principal residence of the Grantor or his spouse.

Improved property known as: **722 26th Avenue North, Nashville, TN 37208**

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 6 day of October, 2009.

GRANTOR(S):

JAMES F. BUZHARDT

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **JAMES F. BUZHARDT**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 6th day of October, 2009.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$106,000.00**.

AFFIANT

SWORN TO and subscribed before me this the 6 day of October, 2009.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

NOTARY PUBLIC
My commission expires:_____