WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110080500 DEEDWARR
Recvd: 12/20/11 12:04 2 pgs
Fees:13.00 Taxes:728.90
20111220-0099315

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF DECEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Garden and Cosmos, LLC	NEW OWNER	105-1-139
(NAME)	(NAME)	
1300 Graybar Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **Jeanan Mills Stuart Conservator for the Estate of Avon Buford and Doris Buford, the said Avon Buford and Doris Buford being the sole heirs-at-law of Avoes Louis Buford,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Garden and Cosmos, LLC**, 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. 114 on the plan of M.A. Spurr's Re-subdivision of Lots 8, 74 and 75 of the Boyd Ament Tract, as of record in Book 21, page 63, Register's Office for said County. Said Lot No. 114 fronts 50 feet on the easterly side of Villa Place and runs back between parallel lines 140.9 feet, more or less, to an alley. This legal description being the same legal as used in previous deed of record.

Being the same property conveyed to Avoes Louise Buford by deed from Phil Cohen and wife, Sara K. Cohen. The said Avoes Louise Buford died intestate on August 10, 2002. At the time of her death, she was a single person having outlived her husband who predeceased her on November 8, 1991. At the time of her death, Avoes Louise Buford was survived by two daughters, Avon Buford who would have acquired a one-half undivided interest in the property from her mother by operation of law and Gloria Ernestine Buford (hereinafter "Gloria"), who died intestate on January 31, 2003. At her death, Gloria was a single person and was not survived by any issue. Her one-half undivided interest in the property by operation of law would have been divided into fourth. One fourth (1/4) would have been vested in her paternal heirs-at-law, that is the descendants of her father Fred Carter Buford who Predeceased her and on-fourth (1/4) in her maternal heirs-at-law, that is the descendants of her mother, Avoes Louis Buford. The descendants (total of two) of Gloria's father include a stepsister of Gloria, namely, Doris Buford who would be vested with a one-eighth (1/8) undivided interest in the property (1/2 of ¼) by operation of law and Gloria's sister, Avon Buford who would be vested in this part of the chain of title with a one-eighth (1/8) undivided interest in the property by operation of law. The descendants (only one) of Gloria's mother is Avon Buford, Gloria's sister, who would be vested with an additional one-fourth (1/4) undivided interest in the property by operation of law. Hence, Avon is currently vested with a combined seven eighths (7/8) undivided interest in the property (1/2 plus 1/8 plus ¼) and Doris Buford is vested with a one-eighth (1/8) undivided interest in the property. See two affidavits of Heirship, one executed by Dorothy Wikllis and the other by Monica D. Edwards that are being recorded contemporaneously with this deed. Jeanan Mill Stuart has been appointed conservator to act on her behalf by the Estate of Avon Buford by Order of the Court entered July 27, 2011 in case # 11P1017 pending in the Seventh Circuit Court for Davidson County, Tennessee Probate Division and pursuant to said order was authorized to sell the property hereinabove described.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **1022 Villa Place, Nashville, TN 37212**

(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 my hand this 16th day of December, 2011.

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By: Jeanan Mills Stuart, Conservator / Estate
Jeanan Mills Stuart Conservator for Avon Buford

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Doris Buford

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jeanan Mills Stuart and who, upon her oath, acknowledged herself to be the Conservator for the within named Avon Buford, being authorized to act on behalf of said person, she executed the foregoing instrument as her free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16TH DAY OF DECEMBER, 2011.

Commission expires: 7/6/2015

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

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Notary Public

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 Doris Buford, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16TH DAY OF DECEMBER, 2011.

Commission expires: 7/6/2015

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

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Notary Public