WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/08/13 14:32 2 pgs
Fees:13.00 Taxes:562.40
20130208-0013437

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$152,000.00.**

Affiant

Subscribed and sworn to before me this 4th day of February, 2013

Notary Public

My Commission expires: 1-10-14 (Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Emily Lanet Gregory	New owner	073-09-0-098.00
1823 Welcome Lane		
Nashville, TN 37216		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Maury Edward Buford, Jr.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Emily Lanet Gregory**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

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 Section Two Burchwood Gardens, of record in Book 2900, Page 66, Register's Office for said County.

Said Lot No. 114 fronts 80 feet on the northeasterly side of Welcome Lane and extends back 149.96 feet on the northwesterly line and 153.65 feet on the southeasterly line to a dead line in the rear on which it measures 80 feet.

Being the same property conveyed to Maury E. Buford, Sr. and wife, Mary T. Buford, from Earl G. Page, Jr. and wife, Mary Elizabeth Pate, by Warranty Deed dated May 8, 1963, recorded May 8, 1963, of record in Book 3537, Page 259, Register's Office for Davidson County, Tennessee. The said Maury E. Buford, Sr. died, vesting the subject property to wife, Mary T. Buford, as surviving tenant by the entirety. The said Mary T. Buford died October 20, 1999, devising the subject property to her son, Maury Edward Buford, Jr., by Last Will and Testament of Mary Tracy Bruce Buford, also known as Mary T. Buford, dated June 12, 1992, recorded October 26, 1999, of record in Book 11718, Page 691, Register's Office for Davidson County, Tennessee. Also See Affidavit of Heirs ship of record in Instrument Number 20130208-0013436 **, Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2013 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 2900, Page 66, Register's Office Davidson County, Tennessee.

This is improved property known as: **1823 Welcome Lane, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 February 4, 2013.

Maury Edward Buford Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Maury Edward Buford, Jr.** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 4, 2013

My commission expires 1-6-14

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY