File Box 8

Warranty Deed

BILL GARRETT, Davidson County Trans: T20150085231 DEEDWARR Recvd: 10/06/15 14:40 2 pgs Fees: 13.00 Taxes: 1665.00 20151006-0101922	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $450,000.00 Affiant Subscribed and sworn to before me, this the 2nd day of October, 2015. Notary Public My commission expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
John Buffaloe Patricia Buffaloe	New Owner	
106 Postwood Place		103-15-0A-006.00CO
Nashville, TN 37205-1604		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **NARIMAN HESHMATI AND KATHRYNE HUGHES, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN BUFFALOE AND PATRICIA S. BUFFALOE, HUSBAND AND WIFE, HEREINAFTER** CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Revised Postwood of record in Plat Book 5200, Page 104, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nariman Heshmati and Kathryne Hughes, husband and wife by Quitclaim deed from Nariman Heshmati, joined by his spouse, Kathryne Hughes of record in Instrument No. 20111003-0076104 Register's Office for Davidson County, Tennessee, dated September 24, 2011 and recorded on October 03, 2011.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 106 Postwood Place, Nashville, TN 37205-1604.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of October, 2015.

Nariman Heshmati

Kathryne Hughes

STATE OF WASHINGTON
COUNTY OF Snohomish

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Nariman Heshmati and Kathryne Hughes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2nd day of October, 2015.

Notary Public

My Commission Expires: 12/01/2017

JESSICA BELYEU
COMMISSION EXPIRES
NOTARY
PUBLIC
12/01/2017
STATE OF WASHINGTON