WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160005307 DEEDWARR
Recvd: 01/20/16 13:43 2 pgs
Fees:13.00 Taxes:481.00
20160120-0005826

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19 DAY OF January, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2019

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. David Buffington and Marsha O. Buffington	New Owner	
(NAME) 5617 Hearthstone Lane	(NAME)	117030B13100CO
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(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, **HELEN B. JEAN, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **J. DAVID BUFFINGTON AND MARSHA O. BUFFINGTON, HUSBAND AND WIFE,** 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:

A certain condominium apartment in Davidson County, Tennessee being Unit I-4, parcel number 131, of the Villager Condominiums as of record in Book 5200, Page 154, as revised in Book 5200, Page 201, said Register's Office to which reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Helen B. Jean by Warranty Deed from Leon Green et ux, Louise F. Green and Gary L. Green, recorded on the 4th day of April, 1986 in Deed Book 6821, Page 55, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to 2016 taxes; all matters appearing on the plan of record in Plat Book 5200, Page 154 as revised in Plat Book 5200, Page 201, said Register's Office; Restrictive covenants of record in Book 5434, Page 665, as corrected in Book 5487, Page 967, said Register's Office; Bylaws recorded in Book 5434, Page 665 (at Page 708); and Rules and Regulations of Villager Condominium of record in Instrument No. 20090616-0055824, said Register's Office.

This is unimproved / improved x property, known as 2601 Hillsboro Road, Unit I-4, 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.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 19 day of January, 2016

Helen Jean

HELEN B. JEAN

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 Helen B. Jean, 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 19 day of January, 2016.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TENN
My Commission Expires MAR 7, 2017

Notary Public