Return to: Bridgehouse Title

(1)

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20160093575 DEEDWARR
Recvd: 10/24/16 11:19 2 pgs
Fees:13.00 Taxes:351.50
20161024-0112058

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $95,000.00

Angel R. Bernhardt
Affiant

Subscribed and sworn to before me this 20th, October, 2016.

Notary Public
My commission expires: _____

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires January 21, 2018

Address of New Owner:	Send Tax Bills to:	Tax Information
Andrew Buford 2675 Old Matthews Rd Nashville, TN 37207-3808	NEW OWNER	060-13-0-200.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Pearline Gilpin, unmarried,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Andrew J. Buford, a single man,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Matthews Square of record in Plat Book 6250, Page 337, 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 Pearline Gilpin, unmarried by deed from Capitol Properties, a joint venture composed of Lincoln Funding Corporation and Robert F. Lance of record in Book 6528, page 393, Register's Office for Davidson County, Tennessee, dated March 29, 1985 and recorded on April 08, 1985

This property is improved property known as **2675 Old Matthews Rd, Nashville, TN, 37207-3808.**

This conveyance is subject to the following: (1) Taxes for the year 2016, which have been prorated; (2) Subject to all matters shown on the Plan of record in Plat Book 6250, Page 337, Register's Office for Davidson County, Tennessee.

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 19 day of October, 2016.

Pearline Gilpin.
Pearline Gilpin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Pearline Gilpin** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this the 19 day of October, 2016.

Notary Public

My Commission expires: 03-26-2017

FILE NO: 2016084725

BEVERLY A DENNIS
NOTARY PUBLIC
FULTON COUNTY, STATE OF GEORGIA
MY COMMISSION EXPIRES 3-26-2017

BEVERLY A DENNIS NOTARY PUBLIC FULTON COUNTY, GEORGIA