STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF October, 2016.

Notary Public
MY COMMISSION EXPIRES: 3/26/17
File No. G16-5960D

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20160094025 DEEDWARR
Recvd: 10/25/16 09:32 4 pgs
Fees:23.00 Taxes:3145.00
20161025-0112584

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Union Real Estate Investment, Inc. (NAME)	New Owner (NAME)	034-13-0-054.00
5429 Oak Chase Dr. (STREET ADDRESS)	(STREET ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Kathee Rose Radford and Patricia Ann Buford Valle, Co-Trustees of The Testamentary Trust of Viola Ethridge Buford as created by the Last Will and Testament of Viola Buford and Michael Clark Buford, Personal Representative of the Estate of Viola Buford and Michael Clark Buford, married, Kathee Rose Radford, unmarried, Betty Sue Buford, unmarried, and Patricia Ann Buford Valle, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Union Real Estate Investment, Inc.**, 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:

Land in the 11th Civil District of Davidson County, Tennessee, being the Southwesterly part of Lot No. 22 on the map showing the subdivision of the Edgemeade Farm, as of record in Book 547, page 89 and 90 Register's Office for said County, and partly described according to a copy of a survey made by S.H. Gee, dated March 10, 1959, as follows: BEGINNING at a concrete monument located at the intersection of the Easterly margin of Gallatin Road as widened, (U.S. Highway 31-E) and the Northerly margin of Edgemeade Boulevard, and thence with said margin of Gallatin Road, as widened, North 18° 05.5' East 200.00 feet to an iron pin, thence leaving said margin, South 81° 13' East 228.6 feet, more or less, to a point, said point being 40 feet Westwardly from the Westerly boundary line of Lot 23 of subdivision; thence Southwardly and parallel with the Westerly line of said Lot No. 23, 190 feet, more or less, to a point in the Northerly margin of said Edgemeade Boulevard; thence with said margin, North 84° 30' West 215 feet more or less, to the beginning.

BEING the same property conveyed to Clark Buford and wife Viola Buford ½ undivided interest, and Lavelle Buford Donaldson, ½ undivided interest from James Walter Smith and wife Margaret Chaffin Smith, by Deed dated December 8, 1965, in Book 3967, Page 144-147, in the Register's Office for Davidson County, Tennessee.
FURTHER BEING the same property conveyed to Clark Buford and wife Viola Buford ½ undivided interest from Lavelle Buford Donaldson, by Deed dated March 14, 1980, in Book 5590, Page 662, in the Register's Office for Davidson County, Tennessee.

Clark Buford having since died on August 1, 1995 leaving property vested solely to his wife Viola Buford, as surviving tenant by the entirety.
Viola Buford having since died testate on January 20, 2016. Pursuant to her Last Will and Testament, as filed of record in the Chancery Court for Clay County, Tennessee, Case No. 2016-PR-26 and in the Probate Court for Crisp County, Georgia, Case No. 00001703. Michael Clark Buford was appointed to serve as Personal Representative for Viola Buford's Estate being probated in Chancery Court of Clay County, Tennessee. Per the said Last Will and Testament, the Testamentary Trust of Viola Ethridge Buford was created at the time of her death, said Last Will and Testament appoints Kathee Rose Radford and Patricia Ann Buford Valle to serve as co-trustees of the said Testamentry Trust. Michael Clark Buford, Personal Representative of the Estate of Viola Ethridge Buford will join in the conveyance.
Viola Ethridge Buford has four children, Kathee Rose Radford, Betty Sue Buford Giannoni, and Patricia Ann Buford Valle and Michael Clark Buford shall all join in the conveyance of said property.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Easement for Sanitary Sewers/Storm Drainage as recorded in Book 3339, page 536, and Book 4253, page 266 Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 547, page 89-90, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1432 Gallatin Pike North, Madison, TN 37115.

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. Whenever 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/our hand(s) this 14th day of October, 2016.

Testamentary Trust of Viola Ethridge Buford

Kathee Rose Radford Co-Trustee
By: Kathee Rose Radford, Co-Trustee

Patricia Ann Buford Valle Co-Trustee
By: Patricia Ann Buford Valle, Co-Trustee

DEBORAH A. FISHER
NOTARY PUBLIC
CHATHAM COUNTY
State of Georgia
MY COMMISSSION EXPIRES MARCH 6, 2020

Kathee Radford
Kathee Rose Radford

Patricia Ann Buford Valle
Patricia Ann Buford Valle

DEBORAH A. FISHER
NOTARY PUBLIC
CHATHAM COUNTY
State of Georgia
MY COMMISSSION EXPIRES MARCH 6, 2020

STATE OF Georgia

COUNTY OF Chatham }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kathee Rose Radford and Patricia Ann Buford Valle, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 14th day of October, 2016.

My Commission Expires: 3/6/20

Deborah A. Fisher
Notary Public

DEBORAH A. FISHER
NOTARY PUBLIC
CHATHAM COUNTY
State of Georgia
MY COMMISSSION EXPIRES MARCH 6, 2020

STATE OF Georgia

COUNTY OF Chatham }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Kathee Rose Radford and Patricia Ann Buford Valle, Co-Trustees of The Testamentary Trust of Viola Ethridge Buford as created by the Last Will and Testament of Viola Buford, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Co-Trustees of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 14th day of October, 2016.

My Commission Expires: 3/16/20 Deborah A. Fisher

Notary Public

DEBORAH A. FISHER
NOTARY PUBLIC
CHATHAM COUNTY
State of Georgia
MY COMMISSSION EXPIRES MARCH 6, 2020

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Witness my/our hand(s) this 14th day of October, 2016.

Estate of Viola Ethridge Buford

Michael Clark Buford, PR

By: Michael Clark Buford, Personal Representative

Michael Clark Buford

Michael Clark Buford

Betty Sue Buford Giannoni

Betty Sue Buford Giannoni

STATE OF Georgia
COUNTY OF Crisp }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Clark Buford and Betty Sue Buford Giannoni, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 14th day of October, 2016.

My Commission Expires: 7/16/18

LINDA F. TURNER NOTARY PUBLIC CRISP COUNTY GA

Notary Public

STATE OF Georgia
COUNTY OF Crisp }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Michael Clark Buford, Personal Representative for the Estate of Viola Ethridge Buford, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Personal Representative of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 14th day of October, 2016.

My Commission Expires: 7/16/18

LINDA F. TURNER NOTARY PUBLIC CRISP COUNTY GA

Notary Public