# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170039812 DEEDWARR
Recvd: 05/10/17 10:40 2 pgs
Fees:13.00 Taxes:2077.18
20170510-0046327

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

R-VRES-17-810

STATE OF TENNESSEE
COUNTY OF NASHVILLE

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $561,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/6/18 (AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **810SETLIFF LLC**<br>**c/o Michael Galvin, Congress Wealth Management** | **Same as New Owner** | |
| (NAME)<br>**250 Northern Avenue, Suite 310** | (NAME) | **083-06-0-062.00** |
| (ADDRESS)<br>**Boston, MA 02210** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTOPHER D. BUHRMAN AND ABIGAIL C. BUHRMAN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **810SETLIFF LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **NASHVILLE** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Map of Roy F. Williams Subdivision of The Hunter Tract of record in Plat Book 547, Page 13, 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 Christopher D. Buhrman and Abigail C. Buhrman, husband and wife by Warranty deed from Preston Properties of Nashville, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20150507-0041733 Register's Office for Davidson County, Tennessee, dated May 5, 2015 and recorded on May 07, 2015.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent.
- Matters shown on the Plan of record in Plat Book 547, Page 13, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **810 Setliff Place, Nashville, Tennessee 37206**.

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this the 5th DAY OF MAY, 2017.

Christopher D. Buhrman

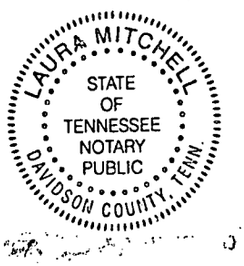
Abigail C. Buhrman by Christopher D. Buhrman as Attorney in Fact.
Abigail C. Buhrman by Christopher D. Buhrman as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF NASHVILLE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER D. BUHRMAN, the within named bargainor, 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 the 5th of May, 2017.

Notary Public
My Commission Expires: 3/6/18
(SEAL)

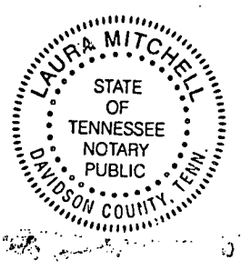



STATE OF TENNESSEE
COUNTY OF NASHVILLE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER D. BUHRMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ABIGAIL C. BUHRMAN, and who acknowledged he/she/they executed the same as the free act and deed of the said ABIGAIL C. BUHRMAN.

Witness my hand and official seal, this the 5th of May, 2017.

Notary Public
My Commission Expires: 3/6/18
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212