WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/12/17 08:26 2 pgs
Fees:13.00 Taxes:684.50
20170512-0047077

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$185,000.00.**

LeeAnn Maloney
Affiant

Subscribed and sworn to before me this 8th day of May, 2017.

Notary Public
My Commission expires: 3-28-19
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Husky Investments LLC	SAME	16213021400 & 16213021300
8001 Anna Court		
Greenbrier, TN 37073,		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Glenn I. Buffington and wife, Connie W. Buffington**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Husky Investments LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot Nos. 24 and 25 on the Plan of Monte Carlo Subdivision, Section 2-C, as of record in Plat Book 5200, Page 66, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Glenn I. Buffington and wife, Connie W. Buffington from Jerry D. Medlin, married by Warranty Deed on December 27, 2001, of record in Instrument Number 20011231-0145273, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 in the estimated amount of $2,621.08 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 16213021400, which are not due until 10/1/2017.
- Subject to all matters as shown on the Plan of record in Plat Book 5200, Page 66, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6061, Page 628, Register's Office for Davidson County, Tennessee.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **209 Cedarmont Circle & 213 Cedarmont Circle, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this May 8, 2017.

Glenn I. Buffington

Glenn I. Buffington

Connie W. Buffington

Connie W. Buffington

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Glenn I. Buffington and wife, Connie W. Buffington** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 8, 2017

My commission expires 5-24-2017

Julie Coone

Notary Public

JULIE COON
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone

Notary's Signature

My commission expires: 5-24-17

JULIE COON
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN