This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW17371

BILL GARRETT, Davidson County
Trans:T20170061666 DEEDWARR
Recvd: 07/19/17 10:29 3 pgs
Fees:18.00 Taxes:569.80
20170719-0072685

PREPARED BY
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO

Send Tax Bills To:

New Owner

New Owner is:
Cynthia Buford
3001 Hamilton Church Road #332
Antioch, TN 37013

MAP: 163-04-0A-332.00

PARCEL: 332.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Jennifer Sade, unmarried** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Cynthia D. Buford, unmarried woman**, hereinafter referred to as Grantee, her heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **3001 Hamilton Church Rd., Unit 332, Antioch, TN 37013**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Unit 332, Hamilton Crossings Townhomes, a Planned Unit Development, Phase 3, of record in Instrument Number 20040212-0016945, as amended in Instrument Number 20060206-0014793, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Jennifer Sade, unmarried, by Deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., dated 1/31/14 and recorded 2/4/14 in Instrument No. 20140204-0009651, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind herself and her heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 17 day of July, 2017.

GRANTOR(S):

Jennifer Sade

JENNIFER SADE

ACKNOWLEDGEMENT

STATE OF Missouri
COUNTY OF Greene

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Jennifer Sade**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 17 day of July, 2017.

Luke Michael

NOTARY PUBLIC
My Commission Expires: 03/12/2019

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

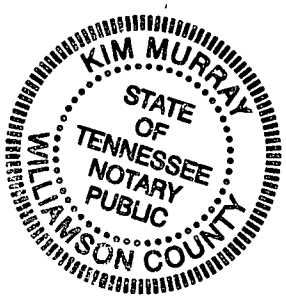
LUKE MICHAEL
My Commission Expires
March 12, 2019
Greene County
Commission #15633900

STATE OF TN
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$154,000.00**.

Robin Edwards
AFFIANT

SWORN TO and subscribed before me this 18th day of July, 2017.



Kim Murray
NOTARY PUBLIC
My commission expires: 3/25/18