Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #17-1222

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Richard S. Buchsbaum, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Rachel Rose Hernandez and Adrian Hernandez-Lara, wife and husband**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot Number 24 of Block "B" on the plan of F.O. Beasley's Addition to East Nashville, of record in Book 57, page 85, Register' Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Richard S. Buchsbaum, unmarried, by deed from Fred Sharp, dated June 1, 2006, of record in Instrument No. 20060616-0072125, Register's Office for Davidson County, Tennessee.

Richard D. Buchsbaum is now married. The subject property has not been the residence of the Grantor's spouse or issue.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1310 A Stratton Avenue, Nashville, TN 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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 18th day of July, 2017

BILL GARRETT, Davidson County
Trans:T20170063471 DEEDWARR
Recvd: 07/25/17 09:02 2 pgs
Fees:13.00 Taxes:2719.50
20170725-0074888

Richard S. Buchsbaum by Margaret Darnell His Attorney in Fact

Richard S. Buchsbaum by Margaret Darnell
His Attorney in Fact

State of Tennessee)
County of Davidson)

On this the 18th day of July 2017, before me personally appeared Margaret Darnell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Richard S. Buchsbaum, acknowledged that such person executed the same as the free act and deed of Richard S. Buchsbaum.

Notary Public

My Commission Expires: 5/8/18

STATE OF TENNESSEE NOTARY PUBLIC
ANGELA Y. POSTON-WILLIAMSON
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 735,000.00.

Affiant

Sworn and subscribed before me on this the 18th day of July, 2017.

Notary Public

My Commission Expires: _____

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-25-2020

NEW OWNER:
Rachel Rose Hernandez
1310 A Stratton Avenue
Nashville, TN 37206

RESPONSIBLE FOR TAX PAYMENT:
Legacy Home Loans LLC
8119 Isabella Ln., Ste. 105
Brentwood, TN 37027

TAX MAP-PARCEL #:
083-05-0-301.00