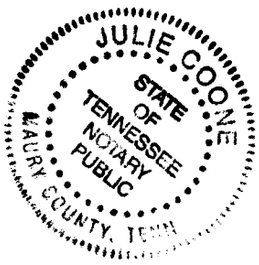
WARRANTY DEED



Bill Garrett Davidson County
Batch# 678 DEEDWARR
09/14/2017 08:24:30 AM 2 pgs
Fees: $13.00 Taxes: $610.50
20170914-0093788

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$165,000.00.**

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 6th day of September, 2017.

Notary Public
My Commission expires: 5-3-2021

(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:
Jessica Richards	Franklin Synergy Bank	148-01-0-041.00
3704 Turley Drive	4930 Thoroughbred Lane	
Nashville, TN 37211	Brentwood, TN 37027	

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, **Andrew Buford**, a single man, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jessica Richards**, a single woman, her 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 No. 213 on the Plan of Hillbrook, Section III, of record in Plan Book 3300, Page 841, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Andrew Buford by Warranty Deed from Michael Roberts, Executor for the Estate of David Randall Roberts, dated July 20 2017, recorded in Instrument Number 20170724-0074566, 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 $1,237.38 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 148-01-0-041.00, which are not due until 10/1/2017.
- Subject to all matters as shown on the Plan of record in Plat Book 3300, Page 841, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3460, Page 295, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3704 Turley Drive, 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 September 6, 2017.

Andrew Buford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Andrew Buford** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 6, 2017

My commission expires 5-3-2021

Notary Public

JULIE COONE 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.

Notary's Signature

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

My commission expires: 5-3-2021