Bill Garrett Davidson County
Batch# 34632 DEEDWARR
12/07/2017 03:30:57 PM 2 pgs
Fees: $13.00 Taxes: $4,995.00
20171207-0125181

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

39-B
File #17-1320

# 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 **The Baird Graham Company, L.L.C., a Tennessee Limited Liability Company**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Matthew David Buschmann and Sara Walsh Buschmann, husband and wife**, 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:**

Land in Davidson County, Tennessee, being Unit B on the Plan of the Homes as Castleman Drive, a Horizontal Property Regime with Private Elements, of record in Exhibit B in the Declaration of Covenants, Conditions and Restrictions for Homes at 2015 Castleman Drive, at Instrument No. 20160804-0080971, 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 part of the same property conveyed to The Baird Graham Company, L.L.C. by deed from Melanie Ann Wheeler and Dian Wheeler Sylvis, dated September 30, 2015, of record in Instrument No. 20151005-0101277, Register's Office for Davidson County, Tennessee.

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: 2015 B Castleman Drive, Nashville, TN 37215.**

**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 4th day of December, 2017.

The Baird Graham Company, L.L.C.

By: L. Baird Graham, Sole Member

State of Tennessee )
County of Davidson)

On this 4th day of December, 2017, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, L. Baird Graham, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Sole Member of the maker, The Baird Graham Company, L.L.C., that he is authorized by the maker to execute this instrument, and that he has executed this instrument on behalf of The Baird Graham Company, L.L.C. as Sole Member.

Notary Public

My Commission Expires: 11/3/2020

DESIREE D. MAXWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee )
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 1,350,000.00.

Affiant

Sworn and subscribed before me on this the 4th day of December, 2017.

Notary Public

My Commission Expires:

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

**NEW OWNER:**
Matthew David Buschmann
2015 B Castleman Drive
Nashville, TN 37215

**RESPONSIBLE FOR TAX PAYMENT:**
Wells Fargo Bank
101 N. Phillips Ave.

**TAX MAP-PARCEL #:**
131-06-0T-002.00