WARRANTY DEED

Bill Garrett Davidson County
Batch# 38736 DEEDWARR
12/18/2017 11:38:04 AM 2 pgs
Fees: $13.00 Taxes: $525.40

20171218-0128582

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

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of December, 2017

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jessica L. Buford	Jessica L. Buford	52-8-130.00
(NAME)	(NAME)	
3704 Turley Dr	3704 Turley Dr	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Glenn I. Buffington and wife, Connie W. Buffington,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jessica L. Buford,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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

Being Lot No. 42 on the Plan of Meadow Bend, Section I, of record in Plat Book 5200, page 600, 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 Glenn I. Buffington and wife, Connie W. Buffington, by Warranty Deed dated June 25, 2001, from James M. Burns and wife, Donna P. Burns, of record in Instrument No. 20010627-0068261, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1169 Sioux Terrace, Madison, TN 37115
1171 Sioux Terrace, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2017, which have been prorated, and paid; all matters appearing on the Plan of record in Plat Book 5200, page 600; restrictions of record in Book 6180, page 252, Register's Office for Davidson County, Tennessee; all of record in the Register's Office for Davidson County, Tennessee.

The above described property has not been the sellers' primary residence in the last 3 years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 our hands this 14th day of December, 2017.

Glenn I. Buffington

Connie W. Buffington

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Glenn I. Buffington and Connie W. Buffington, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 14th day of December, 2017.

Notary Public
My Commission Expires:



File No.: 26682