WARRANTY DEED

Bill Garrett
Batch# 38766
12/18/2017 12:24:57 PM
Fees: $13.00 Taxes: $1,050.80

Davidson County
DEEDWARR
2 pgs

20171218-0128630

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 $284,000.00

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
Andrew J. Buford	Andrew J. Buford	52-8-100.00
(NAME)	(NAME)	
3704 Turley Drive	3704 Turley Drive	43-2-64.00
(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, also known as Glenn Buffington and Connie Buffington,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew J. 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:

Tract I
All that certain parcel of land situated in Davidson County, State of Tennessee, more particularly described as follows:

Being Lot No. 188, on the Plan of Section 4, Sequoia Valley, of record in Plat Book 5200, page 215, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

This is improved property known as: 1205 & 1207 Shawnee Road, Madison, Tennessee 37115

Being the same property conveyed to Glenn Buffington and wife, Connie Buffington, by Warranty Deed dated March 22, 2001, from Mickey Milam and wife, Lisa D. Milam, of record in Instrument No. 20010326-0028484, Register's Office for Davidson County, Tennessee.

Tract II
All that certain parcel of land situated in Davidson County, State of Tennessee, more particularly described as follows:

Being Lot No. 17 on the Plan of Fairview, Section Two, of record in Plat Book 3600, page 6, Register's Office for Davidson County, Tennessee.

This is improved property known as 616 & 618 May Drive, Madison, Tennessee 37115

Being the same property conveyed to Glenn I. Buffington and wife, Connie W. Buffington, by Warranty Deed dated June 23, 2001, from James Rodney Hayden, of record in Instrument No. 20010830-0094205, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as

1205 Shawnee Road, Madison, TN 37115
1207 Shawnee Road, Madison, TN 37115
616 May Drive, Madison, TN 37115
618 May Drive, 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; as to Tract I: All matters appearing on the Plan of record in Plat Book 5200, page 215; as to Tract I: Restrictions of record in Book 4047, page 877 and in Book 5519, page 16; as to Tract II: All matters appearing on the Plan of record in Plat Book 3600, page 6; as to Tract II: Restrictions of record in Book 3570, page 147; all of record in the Register's Office for Davidson County, Tennessee.

The above described properties have not been the sellers' primary residence in the past three 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: _____

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

File No.: 26685