WARRANTY DEED

Bill Garrett Davidson County
Batch# 102932 DEEDWARR
06/11/2018 10:32:38 AM 2 pgs
Fees: $13.00 Taxes: $3,785.10

20180611-0055659

DONNA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 06/2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,023,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 2/6/20

(AFFIX SEAL)

G-VRES-18-530

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jeanne Shaw	Jeanne **~~Jeanne~~ Shaw**	
(NAME)	(NAME)	**118 07 0 19500**
530 Wilshire Blvd, Suite 308	**53 Wilshire Blvd, Suite 308**	
(ADDRESS)	(ADDRESS)	
Santa Monica, CA 90401	**Santa Monica, CA 90401**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DEBORAH J. BUFF, TRUSTEE OF THE DEBORAH J. BUFF REVOCABLE LIVING TRUST AGREEMENT DATED FEB. 22, 2017,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEANNE SHAW, A MARRIED PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 of Block "H" on the Plan of Berry Hill Gardens of record in Plat Book 1130, Page 36, in the Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point on the northerly margin of East Iris Drive, the common corner of Lot Nos. 1 and 2; thence with the line between said lots, northerly 130.6 feet to a point; thence westerly 100 feet to the easterly margin of Bransford Avenue; thence with the margin of the same, southerly 110.15 feet to the beginning of a curve with a radius of 20 feet; thence around said curve southeasterly to the northerly margin of East Iris Drive; thence with the margin of the same easterly 80.15 feet to the beginning.

Being the same property conveyed to Paul C. Buff, et ux Lynn Kiracofe by warranty deed from Robert A. Essig, Trustee of record in Book 6569, page 337, Register's Office for Davidson County, Tennessee, dated 05/28/1985 and recorded on 05/31/1985. Being the same property conveyed to Paul C. Buff by quitclaim deed from Lynn Kiracofe Buff of record in Book 7093, page 985, Register's Office for Davidson County, Tennessee, dated 12/09/1986 and recorded on 01/02/1987. Being a portion of the same property conveyed to Paul C. Buff by quitclaim deed from Elizabeth I. Buff of record in Book 10729, page 487 Register's Office for Davidson County , Tennessee, dated 12/19/1997 and recorded on 12/19/1997. Being the same property conveyed to Deborah J. Buff, Trustee, Deborah J. Buff Revocable Living Trust Agreement Dated Feb. 22, 2017 by quitclaim deed from Deborah J. Buff, Individually of record in Instrument No. 20170309-0023565 Register's Office for Davidson County, Tennessee, dated 02/22/2017 and recorded on 03/09/2017. Being the same property conveyed to Deborah J. Buff, Individually by executor's deed from Deborah J. Buff, Executrix of the Estate of Paul C. Buff of record in Instrument No. 20170228-0019580 Register's Office for Davidson County, Tennessee, dated 02/22/2017 and recorded on 02/28/2017.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 36, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **530 E Iris Dr., Nashville, Tennessee 37204**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 7th DAY OF JUNE, 2018.

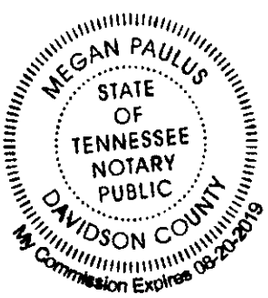
Deborah J. Buff Revocable Living Trust Agreement
Dated Feb. 22, 2017
BY: _____
Deborah J. Buff
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBORAH J. BUFF, TRUSTEE of DEBORAH J. BUFF REVOCABLE LIVING TRUST AGREEMENT DATED FEB. 22, 2017, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 7th of June, 2018.

_____
Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212