(1)

WARRANTY DEED

Bill Garrett Davidson County
Batch# 120449 DEEDWARR
07/25/2018 09:45:17 AM 2 pgs
Fees: $13.00 Taxes: $984.20

20180725-0072398

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $266,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of July, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

ANGEL R. BERNHART
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-15-2021

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	059-12-0-058.00
(NAME)	(NAME)	
3704 Turley Drive	3704 Turley Drive	059-12-0-056.00
(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, **Robert E. Gray and Deborah K. Gray, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jessica L. Buford,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

First Tract:

Being Lot No. 85 on the plan of Section Two, Highland Trace Subdivision, of record in Book 5200, page 616, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert E. Gray and Deborah K. Gray, husband and wife, by Warranty Deed from John A. Smith, dated September 19, 2006, of record in Instrument No. 20060920-0116607, Register's Office for Davidson County, Tennessee.

Property Address: 2533 Highland Trace Drive, Nashville, TN 37207

Second Tract:

Being Lot No. 83 on the plan of Highland Trace Subdivision, Section II, of record in Book 5200, page 616, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert E. Gray and Deborah K. Gray, husband and wife, by Warranty Deed from John A. Smith, dated October 17, 2006, of record in Instrument No. 20061020-0130278, Register's Office for Davidson County, Tennessee.

Property Address: 2541 Highland Trace Drive, Nashville, TN 37207

unimproved ☐

This is improved ☑ property, known as 2533 Highland Trace Drive, Nashville, TN 37207
2541 Highland Trace Drive, Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2018, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 5200, page 616; restrictions of record in Book 6143, page 781; all of record in the Register's Office for Davidson County, Tennessee.

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 20th day of July, 2018.

Robert E. Gray

Deborah K. Gray

State of New York
County of Queens

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Robert E. Gray and Deborah K. Gray, 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 City of NewYork, State of New York, this 19th day of July, 2018.

Notary Public
My Commission Expires: 3/14/19

File No.: 27910

ISAAC A PICHARDO
Notary Public, State of New York
No. 01PI6236995
Qualified in Queens County
My Commission Expires 03/14/2019