Karen Y Johnson Davidson County
Batch# 153280 DEEDWARR
10/22/2018 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.13
20181022-0104711

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $424,900.00.

Janie Avery
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 19th day of October, 2018.

Emily Jones
NOTARY PUBLIC

My commission expires: 5/31/22

EMILY JONES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Michael Brown (NAME)	NEW OWNER (NAME)	10504004800
26 Hill Street (ADDRESS)	(ADDRESS)	
Nashville, TN 37210		

Warranty Deed

For and in Consideration of the sum of $424,900.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Jessica Buford, married,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Michael Brown,** hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Unmarried man

Land in Davidson County, Tennessee, being the South portion of Lot 124 on the Plan of John Trimble's First Addition, as of record in Book 19, Page 220, RODC, TN, and described according to a survey by Rocky Montoya-Land Surveying, TN RLS 697, 1105 Old Dickerson Pike, Goodlettsville, TN 37072, dated February 6, 2017, and described as follows:

Beginning at an iron rod (set), said point being the Southwest corner of Lot 124, the Southeast corner of Lot 122 of said subdivision, the North margin of North Hill Street; thence leaving said North margin along the common line of Lot 122 and 124 North 30 deg. 27 min. 12 sec. West 114.00 feet to an iron rod (old) in the South line of Metro Government property as of record in CR 20150702-0064013, RODC, TN; thence with the South line of Metro Government, the North line of this lot North 62 deg. 08 min. 21 sec. East 55.53 feet to an iron rod (set) in the West margin of Lincoln Street; thence with said West margin South 37 deg. 11 min. 24 sec. East 114.43 feet to a point, said point being the intersection of North Hill Street and Lincoln Street; thence with the North margin of North Hill Street South 61 deg. 20 min. 07 sec. West 68.93 feet to the point of beginning, containing 7,062 square feet, 0.16 acres, more or less.

Being the same property conveyed to Jessica Richards by deed from Antonio R. Powell of record in Instrument No. 20170420-0039011, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

The said Jessica Richards having since married and is now known as Jessica Buford.

This property is __unimproved _X_improved property known as: 26 N. Hill Street, Nashville, TN 37210.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 19th day of October, 2018.

Jessica Buford

Jessica Buford

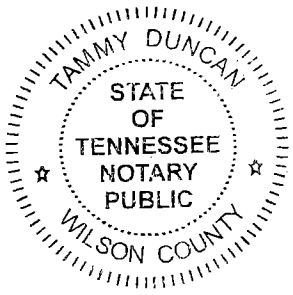
STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jessica Buford, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of October, 2018.

Tammy Duncan

Notary Public
My Commission Expires: 4/17/19



After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Emily Jones, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 05/31/2022

