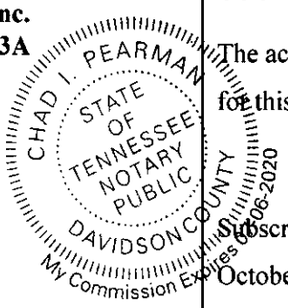
THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180817580



Karen Y Johnson Davidson County
Batch# 153817 **DEEDWARR**
10/24/2018 01:57:01 PM 2 pgs
Fees: $13.00 Taxes: $1,332.00



20181024-0105478

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $360,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of October, 2018.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robert Glenn Buford 1012 Pine Meadow Court Nashville TN 37221	New Owner	Tax Parcel ID No. 156-05-0A-044.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Alix Ingrid Weiss Sharp, unmarried, and Monica Weiss-Sharp, unmarried, as tenants in common with right of survivorship** ("Grantor "), have this day bargained and sold, and do hereby transfer and convey to **Robert Glenn Buford and Louise M. Buford, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 44 on the Plan of Harpeth Village PUD, Section 2, Phase 1, as depicted on Exhibit A of the Declaration of Covenants, Conditions and Restrictions for Harpeth Village of record in Instrument No. 20090121-0005246, and further described in the Addendum to Declaration of Covenants, Conditions and Restrictions for Harpeth Village P.U.D. of record in Instrument No. 20090123-0006190, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Alix Ingrid Weiss Sharp, unmarried by Warranty deed from Danco Development, Inc., of record in Instrument No. 20140715-0062466 Register's Office for Davidson County, Tennessee, dated July 11, 2014 and recorded on July 15, 2014. Being the same property conveyed to Alix Ingrid Weiss Sharp, unmarried and Monica Weiss-Sharp, unmarried, as tenants in common with right of survivorship by Quitclaim deed from Alix Ingrid Weiss Sharp, unmarried of record in Instrument No. 20140801-0069199 Register's Office for Davidson County, Tennessee, dated July 25, 2014 and recorded on August 01, 2014.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of Final Plat of Harpeth Village P.U.D. of record in Instrument No. 20060505-0052434, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the P.U.D. Boundary Plat of record in Instrument No. 20051227-0153838, Register's Office of Davidson County, Tennessee.

Subject to all matters shown on the Plan of Resubdivision of Open Space Plat of record in Instrument No. 20080618-0062694, Register's Office of Davidson County, Tennessee.

Restrictions of record in Book 5653, Page 679 and Book 6044, Page 104, in the Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20070507-0054445, Register's Office for Davidson County, Tennessee. Terms,

provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20090121-0005246, as subject to Addendum of record in Instrument No. 20090123-0006190, Register's Office for Davidson County, Tennessee.

By-Laws of Harpeth Village HOA of record in Instrument No. 20090121-0005247 & Instrument No. 20161006-0105962, in the Register's Office for Davidson County, Tennessee.

Inspection and Maintenance Agreement for Private Storm Water Management Facilities, of record in Instrument No. 20070829-0103726, in the Register's Office for Davidson County, Tennessee.

Easement to Comcast of record in Instrument No. 20081107-0110815, in the Register's Office for Davidson County, Tennessee. Easement(s) granted to Harpeth Valley Utility District of record in Book 4760, Page 840 and Book 8019, Page 166, in the Register's Office for Davidson County, Tennessee. Grant of Easement of record in Instrument No. 20100401-0024501, in the Register's Office for Davidson County, Tennessee. Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, of record in Instrument No. 20070829-0103594, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Public Utilities and Abandonment of Existing Easement, of record in Instrument No. 20000510-0047300, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument No. 20051219-0151714, in the Register's Office for Davidson County, Tennessee.

Electrical Permit of record in Book 7511, Page 516, Book 7512, Page 319 and Book 7611, Page 418, in the Register's Office for Davidson County, Tennessee.

Easement for the flow of Trace Creek.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 1012 Pine Meadow Court Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of October, 2018.

Alix Ingrid Weiss Sharp

Monica Weiss-Sharp

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alix Ingrid Weiss Sharp and Monica Weiss-Sharp, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of October, 2018.

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

Notary Public

My Commission Expires: _____