Karen Y Johnson Davidson County
Batch# 154769 DEEDWARR
10/29/2018 01:01:47 PM 2 pgs
Fees: $13.00 Taxes: $4,070.00
20181029-0106865

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 60140
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Anton J. Bueschen, Jr. Alison Bueschen 501 Close Lane Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 116020B06500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,100,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jeff Loring and Cynthia C. Loring, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Anton J. Bueschen, Jr. and Alison Bueschen, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 83 on the Plan of Caldwell Close in Hill Place of record in Book 9700, page 191, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeff Loring and spouse, Cynthia C. Loring by Warranty Deed from H.G. Hill Realty Company, a Tennessee corporation, dated June 13, 1996 and recorded on June 14, 1996 of record in Book 10086, page 372 and by Instrument of Correction in book 11351, page 732, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2019, and subsequent years; The Plan, with Owner's Certificate, of record in Book 9700, page 191, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. Easement to U.S. Sprint Communications Company of record in Instrument No. 20140114-0003778, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Book 9645, page 85, Book 9658, page 19, Book 10872, page 520, Book 11548, page 57, Instrument No. 20000322-0029124, Instrument No. 20010510-0048634, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 501 Close Lane, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of October, 2018.

Jeff Loring **Cynthia C. Loring**

State of Tennessee

County of Davidson

On this 26th day of October, 2018, before me the undersigned authority, personally appeared Jeff Loring and Cynthia C. Loring, to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: Notary

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,100,000.00.

Affiant

Sworn and subscribed before me this 26th day of October, 2018.

My Commission Expires: 3/28/22 Notary

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY