WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 156111 DEEDWARR
11/02/2018 10:15:38 AM 2 pgs
Fees: $13.00 Taxes: $7,529.50

20181102-0108749

R-CBB-18-5912

ROBIN S. EDWARDS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,035,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/24/2019
(AFFIX SEAL)

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)
Jimmy A Barker and Brenda Barker		
(NAME) **5912 Old Harding Pike**	(NAME) New Owner	**129-04-0-030.01**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS)	
(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, **MARC BUHRIG AND MELISSA M. BUHRIG, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JIMMY A BARKER AND BRENDA BARKER, HUSBAND AND WIFE,** 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, State of Tennessee, being the Northerly 197.9 feet of Lot No. 2, on the Plan of Westview Subdivision, of record in Book 2330, Page 155, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 2 fronts 197.9 feet on the Westerly side of Old Harding Road and runs Back 372.5 feet along its Northerly line and along the Southerly lines of Lots Nos. 3, and 9, which said line is a broken line and 358.1 feet along the Southerly line, which said line is parallel to the Northerly line of lot No., 1 to a dead line in the rear measuring 151.2 feet thereon.

Being the same property conveyed to Marc Buhrig and Melissa M. Buhrig, husband and wife by Warranty deed from Jon W. Draud, single man of record in Instrument No. 20180102-0000289 Register's Office for Davidson County, Tennessee, dated December 26, 2017 and recorded on January 2, 2018.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- Plan of record in Plat Book 2330, Page 155, 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: **5912 Old Harding Pike, Nashville, Tennessee 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(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 30 DAY OF OCTOBER, 2018.

Marc Buhrig

Melissa M. Buhrig

STATE OF TEXAS

COUNTY OF HARRIS

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

Witness my hand and official seal, this the 30th day of October, 2018.

Notary Public
My Commission Expires: 02-12-2019
(SEAL)

KIM K. KELLEY
Notary Public, State of Texas
Comm. Expires 02-12-2019
Notary ID 124467521

STATE OF TEXAS

COUNTY OF HARRIS

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

Witness my hand and official seal, this the 30th day of October, 2018.

Notary Public
My Commission Expires: 02-12-2019
(SEAL)

KIM K. KELLEY
Notary Public, State of Texas
Comm. Expires 02-12-2019
Notary ID 124467521

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