WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 159401 DEEDWARR
11/14/2018 11:18:30 AM 2 pgs
Fees: $13.00 Taxes: $1,498.50
20181114-0112213

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $405,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 9TH DAY OF NOVEMBER, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/29/2021

VENTRESS BRANCH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 18-9655

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Steven T. Busby and Mary Busby		092 16 0D 331.00 CO
1803 Broadway Apt 331		
Nashville, TN 37203		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BENJAMIN LEE WAGONFIELD AND JAMES M. EASTMAN*

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

STEVEN T. BUSBY AND MARY BUSBY, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is Improved property known as 1803 Broadway Apt 331, Nashville, TN 37203

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/or 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/or 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 hand on the 8th day of November, 2018.

Benjamin Lee Wagonfield
Benjamin Lee Wagonfield

James M. Eastman, by Benjamin Lee Wagonfield as his Attorney-in-Fact
James M. Eastman, by Benjamin Lee Wagonfield
as his Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

On the 9th day of November, 2018, before me, the undersigned, a Notary Public in a for said County and State, personally appeared Benjamin Lee Wagonfield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of James M. Eastman for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of James M. Eastman.

Witness my hand and official seal at Franklin, Tennessee

Notary Public Lisa S Allard
My Commission Expires: 9/29/2021

LISA S. ALLARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

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

Witness my hand and official seal at Franklin, Tennessee, this 9th day of November, 2018.

Notary Public Lisa S Allard
My Commission Expires: 9/29/2021

LISA S. ALLARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

file # 18-9655

Escrow File No.: 20181052

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 331 of the Bristol on Broadway, a Condominium Development, as set out in the Master Deed of record in Instrument No. 20050517-0055639, amended in Instrument No. 20060307-0026614 and Instrument No. 20070615-0071857, Register' s Office for Davidson County, Tennessee, together with all right, title and interest relating to said Unit as prescribed and set forth in said Master Deed, and all recorded amendments and exhibits thereto, which by this reference are incorporated herein and made a part thereof together with an undivided interest in the common elements as provided for in said Master Deed.

FOR INFORMATION PURPOSES ONLY: 1803 Broadway Apt. 331, Nashville, TN 37203

Being the same property conveyed to James M. Eastman and Benjamin Lee Wagonfield, a one half (1/2) undivided interest each as Tenants in Common by Quitclaim Deed from Daniel M. Amundson (aka Daniel M. Amudson) of record in Instrument No. 20160211-0013405, Register's Office for Davidson County, Tennessee.

The Grantor's ownership of the premises is for investment purposes only; the premises is not the principle residence of the Grantor and/or the Grantor's spouse.

This instrument is being executed on behalf of Benjamin Lee Wagonfield and James M. Eastman pursuant to a power of attorney executed by the same on the, and being filed for in Instrument # _201811140112212_____ in said Register's Office, Tennesee.

Certificate of Authenticity

I, ASHLEE D PAGE, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page 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: 9/25/19

VENIKKIA CUNNINGHAM NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES 9-25-2019