THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180817330**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $259,900.00. Affiant Subscribed and sworn to before me, this 18th day of January, 2019. Notary Public My Commission Expires: 1/3/22

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 186190 DEEDWARR
01/18/2019 04:05:30 PM 3 pgs
Fees: $18.00 Taxes: $961.63
20190118-0005596

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Dale M. Buehring Evelyn C. Buehring 5312 Old Village Road Nashville TN 37211	new owner	Tax Parcel ID No. 161-10-0B-137.00 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, **Gregory O. Mayes, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dale M. Buehring and Evelyn C. Buehring, husband and wife**, ("Grantees"), its 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 Lot No. 136 on the Plan of Villages of Brentwood, Phase Ten A, a Residential Planned Unit Development, of record in Book 7900, Page 313, in the Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed by Quitclaim Deed from Judy Mayes to Gregory O. Mayes, as recorded on the 5th day of February, 2007 in Instrument No. 20070205-0014878; Quitclaim Deed from Robert Greene, Trustee to Gregory O. Mayes and wife Judy Mayes as tenants by the entirety, as recorded on the 21st day of October, 1993 in Deed Book 9122, Page 453 and Warranty Deed from Fox Ridge Homes, Inc. to Gregory O. Mayes, unmarried, as recorded on the 17th day of February, 1993 in Deed Book 8867, Page 39, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VILLAGES OF BRENTWOOD, PHASE TEN A, as recorded in Plat Book 7900, Page(s) 313.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6143, Page 11 and Book 8507, Page 831.

Charter of Villages of Brentwood Homeowners Association recorded in Book 6158, Page 352.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6730, Page 508.

Easement for Water Mains, recorded in Book 6310, Page 691.

Easement for Overhead or Underground Utility Lines, recorded in Book 6334, Page 980.

This is improved property located at 5312 Old Village Road Nashville TN 37211

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 18th day of January, 2019.

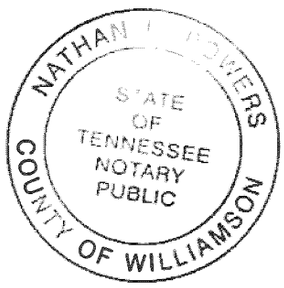
Gregory O. Mayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gregory O. Mayes, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of January, 2019.

Notary Public
My Commission Expires: 01/17/21



True Copy Certification

I, **PAUL F. SOPER**, 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, **TRICIA BALL**, a notary public for this county and state, Paul F. Soper 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: 9/7/2021

Notary Seal (if on paper)

