Name and Address of New Owner:
Preston Leatherman
4903 Raywood Lane
Nashville, TN 37211

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Hyde Park Title & Escrow LLC
330 Robert Rose Drive
Murfreesboro, TN 37129

Karen Johnson Davidson County
Batch# 201670 DEEDWARR
03/04/2019 12:47:30 PM 2 pgs
Fees: $13.00 Taxes: $826.95
20190304-0019574

Map & Parcel No: 147-16-0-046

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Andrew Buford, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Preston L. Leatherman,** a single man "the Grantee," the following described real estate in Davidson County, Tennessee:

Property located in Davidson County, Tennessee, being Lot No. 353, on the Plan of Fairlane Park, Section III, of record in Plat Book 2331, Page 145 and 146, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Andrew Buford by Warranty Deed from Nicola L. Amarh, unmarried, dated August 22, 2018 of record in Instrument Number 20180827-0084372, Register's Office for Davidson County, Tennessee.

Property known as: Improved property located at 4903 Raywood Lane, Nashville, TN 37211

Property subject to any and all existing easements and restrictions as shown of record including the following:

Taxes and assessments for the year 2019 and subsequent years, plus any penalties and interest which may accrue; Subject to all matters as shown on the plan of record in Plat Book 2331, Page 145 and 146, Register's Office for Davidson County, Tennessee; Covenants, Conditions and Restrictions as sest forth in instrument recorded in Book 2598, Page 491, and Book 2702, Page 49, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 31st day of ~~January~~ February, 2019.

ANDREW BUFORD

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 31st day of ~~January~~ February, 2019, before me personally appeared Andrew Buford, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as his free act and deed.

Witness my hand, at office, this 31st day of ~~January~~ February, 2019.

Notary Signature
My commission expires:

NICHOLAS S HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-17-2019

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $223,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 31st day of ~~January~~ February, 2019.

Notary Public
My commission expires: 2/8 11/17/19
File No. 2019-35

NICHOLAS S HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-17-2019

True Copy Certification

I, Penny Y. Ray, 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 Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY