Karen Johnson Davidson County
Batch# 205483 DEEDWARR
03/13/2019 11:35:30 AM 2 pgs
Fees: $13.00 Taxes: $617.90
20190313-0023097

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00

H. Bruce Maxwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11th DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 7.5.2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
H. Bruce Maxwell & Evon B Maxwell	owner at owners address	
(NAME)	(NAME)	16205017200
2105 Willowmet	(ADDRESS)	
(ADDRESS)		
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Dejuan Buford, Personal Representative of The Estate of Addie Mae Buford and Mari F'Nesha Buford**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **H. Bruce Maxwell** and wife EVON B MAXWELL , HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Lot No. 112 on the plan of Section 2, Hickory Valley Subdivision as shown on plan of record in Plat Book 4175, Page 158, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Freda Buford and Addie M. Buford, as Joint Tenants with Right of Survivorship, by virtue of that certain Warranty Deed dated October 23, 2001, and being of record at Instrument No. 20011106-0121999 in the Register's Office of Davidson County, Tennessee. Freda Buford died April 9, 2013 leaving Addie M Buford as the remaining tenant. Addie M Buford died May 2, 2018 leaving one grand-daughter per affidavit of heirship of record at Instrument No. 20190313-0022826 in the Register's Office of Davidson County, TN. An estate has also been opened for Addie M Buford at Docket No. 18P1378 in the Probate Court of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 4175, Page 158, Book 4570, Page 493, and Book 4469, Page 847 in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 304 Ocala Dr. Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 11th day of March, 2019.

Estate of Addie Mae Burford

By: Dejuan Buford, Personal Representative

Mari Fnesha Buford

Mari F'Nesha Buford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Dejuan Buford, Personal Representative and Mari F'Nesha Buford,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 11th day of March, 2019.

Notary Public

My Commission Expires: 1.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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.

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

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