Name and Address of New Owner:
Kendra Brosy
1023 College Avenue
Nashville, TN 37209

Send Tax Bills To:
SAME

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

PREPARED BY: RETURN TO
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.

Map & Parcel No: 091-04-0-062

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, a married man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kendra Brosy, a single person,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Property located in Davidson County, Tennessee, described as Follows, to-wit: BEING LOT NO. 11 on the Map of University Heights Subdivision, Section 2, as revised of record in Book 1424, page 122, Registers Office for said County.

Said Lot No. 11 fronts 36.54 feet on the easterly side of College Avenue as measured around a slight curve and runs back between lines, 215.15 feet on the northerly line and 215.93 feet on the southerly line which is a broken line and on which it measures 117.17 feet.

Being the same property conveyed to Andrew Buford, by warranty deed from Jim Adams, IV, an unmarried man, dated October 18, 2018 of record in instrument number 20181025-0105645, Register's Office for Davidson County, Tennessee. This property has never been the primary residence of grantor.

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

All matters as shown on the plan of record in Plat Book 1424, Page 122, Register's Office for Davidson County, Tennessee and Taxes and assessments for the year 2018.

This is improved property known as: 1023 College Street, Nashville, TN 37209.

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.

Karen Johnson Davidson County
Batch# 230115 DEEDWARR
05/15/2019 10:00:50 AM 2 pgs
Fees: $13.00 Taxes: $851.00

20190515-0045718

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14th day of May, 2019.

Andrew Buford

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

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 14th day of May, 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 such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of May, 2019.

Notary Signature
My commission expires: 11-17-19

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 $230,000.00, 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
14th day of May, 2019.

Notary Public
My commission expires: 11-17-19
File No. 2019-156

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