WARRANTY DEED

Karen Johnson Davidson County
Batch# 243599 **DEEDWARR**
06/14/2019 04:11:34 PM 2 pgs
Fees: $13.00 Taxes: $2,978.50

20190614-0057607

R-PR-19-6327

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $805,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11/17/20 (AFFIX SEAL)

CHRISTINE N. MARON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Theresa L. Buffo and Ian Harris Fletcher M. Durbin	New owner	
(NAME)	(NAME)	**115-15-0-071.00**
6327 Robin Hill Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANGELA FORRESTER, TRUSTEE; OF THE ANGELA G. FORRESTER REVOCABLE LIVING TRUST U/A/D APRIL 22, 2010,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THERESA L. BUFFO AND IAN HARRIS A/K/A IAN N. HARRIS, MARRIED AND FLETCHER M. DURBIN, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of West Meade Farms, Inc., Section "E" of record in Plat Book 1835, Page 70, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Angela G. Forrester, Trustee U/A/D April 22, 2010 of the Angela G. Forrester Revocable Living Trust by Quitclaim deed from Angela G. Forrester, individually of record in Instrument No. 20110329-0024164 Register's Office for Davidson County, Tennessee, dated March 29, 2011 and recorded on March 29, 2011.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 1835, Page 70, Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Detached Structure of record in Instrument Number 20081009-0102374, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6327 Robin Hill Road, Nashville, Tennessee 37205**.

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 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 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/our hand(s) this the 11th DAY OF JUNE, 2019.

The Angela G. Forrester Revocable Living Trust U/A/D April 22, 2010

BY: Angela Forrester Trustee
Angela Forrester
Trustee

STATE OF Georgia
COUNTY OF Cobb

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANGELA FORRESTER, TRUSTEE of THE ANGELA G. FORRESTER REVOCABLE LIVING TRUST U/A/D APRIL 22, 2010, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 11th of June, 2019.

Shari Coles
Notary Public
My Commission Expires: 4-27-21
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

SHARI COLES
Notary Public, Georgia
Fulton County
My Commission Expires
April 27, 2021