Karen Johnson Davidson County
Batch# 271785 DEEDWARR
08/15/2019 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $995.30
20190815-0081711

#34966

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190822013**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $269,000.00. Affiant Subscribed and sworn to before me, this 12th day of August, 2019. Notary Public My Commission Expires: October 7, 2019

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

WARRANTY DEED

Address New Owner: Ann Maguire 302 Nawakwa Trail Madison TN 37115	Send Tax Bills To: ~~New Owner~~ Mortgage Investors Group 8320 East Walker Springs Lane Suite 200 Knoxville, TN 37923	Tax Information: Tax Parcel ID No. 053-14-0-007.00

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, **Donald Andrew Buchholz, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ann Maguire, an unmarried woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the Eleventh Civil District of Davidson County, Tennessee, being shown as Tract 2 on a survey made by Wayne S. Cooper, Sr. dated March 1972, and described according to said survey, as follows:

Beginning at an iron pin in the Northwesterly margin of Nawakwa Trail located South 68 deg. 15 min. West 450 feet, more or less, from its intersection with the Southwesterly margin of Pawnee Trail, same being a common corner of Tracts 1 and 2; thence with the margin of said Nawakwa Trail south 68 deg. 15 min. West 155.0 feet to an iron pin, common corner of Tracts 2 and 3; thence leaving said margin with the line between said two Tracts, North 29 deg. 15 min. West 936.0 feet to an iron pin in the Southwesterly margin of said Pawnee Trail; thence with said margin South 56 deg. East 437.0 feet to an iron pin, common corner of Tracts 1 and 2; thence with the line between said two Tracts, South 27 deg. 45 min. East 582.0 feet to the beginning, containing 3.75 acres, more or less.

Being the same property conveyed to DONALD ANDREW BUCHHOLZ, by deed from CARL STRUNK, of record in Instrument No. 20161205-0127057, dated December 2, 2016, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 053-14-0-007.00.

No insurance is afforded as to the acreage or square footage contained in the insured property.

This is improved property located at 302 Nawakwa Trail Madison TN 37115

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 12th day of August, 2019.

Donald Andrew Buchholz

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Donald Andrew Buchholz, 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 12th day of August, 2019.

Notary Public

My Commission Expires: _____



True Copy Certification

I, GEORGE E. MUDTER JR., 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.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., 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: October 7, 2019
Notary Seal:

