Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

NEW OWNER:
Jade M. Buford
2908 Murray Circle
Nashville, TN 37216

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED BY:
TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 19-336

MAP & PARCEL
072-11-0-072.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 277596 **DEEDWARR**
08/29/2019 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,285.75
20190829-0087232

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **THREE HUNDRED FORTY SEVEN THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($347,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Scott A. Wagaman and Cassondra Deak,** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Jade M. Buford, an unmarried man** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Glenmeade Subdivision of record in Plat Book 974, Page 32, 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 Scott A. Wagaman and Cassondra Deak by Warranty deed from John S. Blackwell of record in Instrument No. 20150910-0091949 Register's Office for Davidson County, Tennessee, dated September 04, 2015 and recorded on September 10, 2015.

Being also known as 2908 Murray Circle Nashville, Tennessee 37216.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 13 day of **August, 2019**.

Scott A. Wagaman

Scott A. Wagaman

By: _____
Andrew Dicker, Attorney-in-Fact
Persuant to Power of Attorney of
Record in Book _____, Page 20190829.0087231

Cassondra Deak

Cassondra Deak
By: _____
Andrew Dicker, Attorney-in-Fact
Persuant to Power of Attorney of
Record in Book _____, Page 20190829.0087231

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, Andrew Dicker, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, **Scott A. Wagaman and Cassondra Deak**, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 13 day of **August, 2019**.

Hunter B. Thrasher

NOTARY PUBLIC

My commission expires: 10-26-21

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is $ **347,500.00**.

KCh

AFFIANT

Sworn to and subscribed to before me this 13th day of **August, 2019**.

VAnderson

NOTARY PUBLIC

My commission expires: _____

