Karen Johnson Davidson County
Batch# 278098 DEEDWARR
08/30/2019 02:39:30 PM 2 pgs
Fees: $13.00 Taxes: $2,941.50
20190830-0087975

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $795,000.00.

Affiant

LAURA ELIZABETH MATHIS NOTARY STATE of TENNESSEE PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me this 28th day of August, 2019.

Notary Public
My Commission Expires: 3-13-22

2019-195

Address of New Owner:	Send Tax Bills to:	Tax Information:
Nneamaka and Kevin Nwubah		
906 Buford Place	Same	132-01-0F-001.00-CO
Nashville, TN, 37204		

WARRANTY DEED

For and in 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, we

Lawerence R. Pernosky, a Married Man.

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Nneamaka Agochukwu Nwubah and Kevin C. Nwubah, wife and husband

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit 1 of Buford Place created under Tennessee Code Annotated, Section 66-27-101, et seq., as shown as Lot 145 on the Plan of Rolling Meadows of record in Plat Book 1424, Pages 98 and 99, Register's Office for Davidson County, Tennessee, and as established under the Master Deed and By-Laws for Buford Place, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20070730-0089785, and further shown in Instrument Number 20070730-0089779, in the Register's Office for Davidson County, Tennessee, to which Master Deed and By-Laws reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Lawrence R. Pernosky by Warranty deed from Wendell Akers and Paige Akers, husband and wife of record in Instrument No. 20150602-0050838 Register's Office for Davidson County, Tennessee, dated May 26, 2015 and recorded on June 02, 2015.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **906 Buford Place, Nashville, TN 37204.**

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 our hands this 28th day of August, 2019.

Lawerence R. Pernosky

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lawerence R. Pernosky, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of August, 2019.

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

D. Shayne Adair - Notary Public
My Commission Expires: 6/13/2022

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 7/22/2023

Notary Seal (if on paper)