This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 11639
P 615.414.1368 F 615.915.4964

Karen Johnson Davidson County
Batch# 292071 DEEDWARR
09/26/2019 03:51:02 PM 2 pgs
Fees: $13.00 Taxes: $1,054.13
20190926-0098212

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $284,900.00.

Affiant

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me, this 25TH day of September, 2019.

Notary Public
My commission expires: 11/08/22

Address of New Owner:	Send Tax Bills to:	Tax Information
RACHEL BUCHLEITER 153 HILLSBORO PLACE NASHVILLE, TN 37215	NEW OWNER	117.03-0-C 153.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SANDRA K. WOOTEN, AN UNMARRIED WOMAN,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to, **RACHEL BUCHLEITER, SINGLE WOMAN,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO.153 ON THE PLAN OF HILLSBORO PLACE CONDOMINIUMS, OF RECORD IN BOOK 5200, PAGE 725, AMENDED IN BOOK 5200, PAGES 757 AND 758, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF HILLSBORO PLACE, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED AND BY-LAWS OF RECORD IN BOOK 6244, PAGE 394, AMENDED IN BOOK 6285, PAGE 209, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO SANDRA K. WOOTEN, AN UNMARRIED WOMAN, BY WARRANTY DEED FROM WILLIAM R. BATTLE AND WIFE, KAREN E. SCOTT BATTLE DATED MARCH 3, 1996, RECORD APRIL 2, 1996, OF RECORD IN BOOK 10000, PAGE 137, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This property is improved property known as 153 HILLSBORO PLACE, NASHVILLE, TN 37215

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 25th day of September, 2019.

Sandra K. Wooten

SANDRA K. WOOTEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, SANDRA K. WOOTEN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in NASHVILLE, TENNESSEE, this 25TH day of SEPTEMBER, 2019.

Notary Public

My Commission expires: 11/08/22

(SEAL)

