# WARRANTY DEED

Karen Johnson Davidson County
Batch# 335029 DEEDWARR
12/26/2019 03:23:03 PM 2 pgs
Fees: $13.00 Taxes: $2,756.50
20191226-0133390

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2020

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$745,000.00.**

Affiant

Subscribed and sworn to before me, this the 20th day of December, 2019.

Notary Public

My commission expires: 7/06/20

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| Katherine Newman<br>Kevin Edwards | new owners | Map 132-01-0-F Parcel 002.00co |
| 904 Buford Place | | |
| Nashville, TN 37204 | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Dan Lemkin and wife, Andrea Jacome**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Katherine Newman and Kevin Edwards ,** wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 2 of Buford Place, a Horizontal Property Regime with Private Elements, created under Tennessee Code Annotated, Section 66-27-101, et seq., as established under the Master Deed and By-Laws for Buford Place, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20070730-0089785, and further shown in Instrument No. 20070730-0089779, and Supplement and Amendment of record in Instrument No. 20150504-0040045, Register's Office for Davidson County, Tennessee. Reference is hereby made to the Plan of Buford Place, shown on Exhibit "A" to the Supplement and Amendment to the Master Deed of record in Instrument No. 20150504-0040045, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.**

**Being all of the same property conveyed to Dan Lemkin, single and Andrea Jacome, single, as joint tenants with right of survivorship by Deed dated April 17, 2008 from West End Homes, LLC, of record in Instrument No.. 20080421-0040234 and further conveyed to Dan Lemkin and wife, Andrea Jacome by Quitclaim Deed dated July 30, 2008 from Dan Lemkin and Andrea Jacome, both married to each other, of record in Instrument No. 20080731-0078442, Register's Office for Davidson County, Tennessee.**

**This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as set out on Exhibit "A" to the supplement and Amendment to the Master Deed in Instrument No. 20150504-0040045, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Master Deed and By-Laws for Buford Place, a Horizontal Property Regime (with Private Elements) of record in Instrument No. 20070730-0089785, further shown in Instrument No. 20070730-0089779, and Supplement and Amendment in Instrument No. 20150504-0040045, said Register's Office. (3) Charter of Buford Place Homeowners' Association, Inc., of record in Instrument No. 20070730-0089779, said Register's Office. (4) All matters shown on the Plan of record in Plat Book 1424, Pages 98 and 99, said Register's Office. (5) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.**

This is improved (__X__) Unimproved (____) property, known as **904 Buford Place, Nashville, TN 37204**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-VRES-19-904

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 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 my/our hand(s) this 20th day of **December, 2019.**

**Dan Lemkin**

**Andrea Jacome**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDAON )**

Personally appeared before me, a Notary Public of said County and State, **Dan Lemkin and Andrea Jacome,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th. day of **December, 2019.**

**Notary Public**

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**My Commission Expires:** 1/17/21