Karen Johnson Davidson County
Batch# 364970 DEEDWARR
02/28/2020 01:43:03 PM 2 pgs
Fees: $13.00 Taxes: $666.00
20200228-0022464

Prepared by &Return To: Andrew T. Hartsfield
5050 Poplar Avenue, Suite 1703
Memphis, TN 38157

WARRANTY DEED

THIS INDENTURE, made and entered into this 28 day of Feb, 2020, by and between ROGER BUFFORD, Party of the First Part, and JAMES MITCHELL POWERS AND LESLIE J. POWERS, Husband and Wife, Parties of the Second Part.

WITNESSETH:

That for the consideration hereinafter expressed, the said Parties of the First Part have bargained and sold and does hereby bargain, sell, convey and confirm unto the said Party of the Second Part, all of their right, title and interest in and to the following described real estate, situated and being in Nashville, Davidson County, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 418 on the Plan of Sunrise Heights, Second Plan, of record in Book 421, Page 46, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to Roger Bufford by Warranty Deed from Colleen Lincoln, unmarried, dated August 14, 2009, of record in 20090821-0078981, in the Register's Office of Davidson County, Tennessee.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Address: 3516 Saindon Street, Nashville, TN 37211

Tax& Parcel No. 133 05 0 013 00

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Party of the Second Part, his heirs and assigns in fee simple forever.

And the said Parties of the First Part do hereby covenant with the said Party of the Second Part that he is lawfully seized in fee of his interest in the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, except for 2020 Nashville and Davidson County taxes, which Party of the Second Part assumes and agrees to pay, and subdivision the above-mentioned restrictions and easements and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows:

TEN DOLLARS ($10.00) cash in hand, and other good and valuable consideration, all of which is hereby acknowledged.

WITNESS the signature of the said Party of the First Part, the day and year first above written.

Roger Bufford

ROGER BUFFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public, in and for the State and County, duly commissioned and qualified, personally appeared ROGER BUFFORD, to me known (or proved upon satisfactory evidence), and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notarial Seal at office this 28 day of Feb, 2020.

Andrew T Hartford

NOTARY PUBLIC

My commission expires: 9/27/23

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear of affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $180,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn and subscribed before me, this the 28th day of Feb, 2020.

Andrew T Hartford

NOTARY PUBLIC

My commission expires: 9/27/23

Address of Property: 3516 Saindon Street, Nashville, TN 37211

Send Tax Bills to: James Mitchell Powers and Leslie J. Powers, 5127 Pritchett Drive, Nashville, TN 37220