WARRANTY DEED

Karen Johnson Davidson County
Batch# 372372 DEEDWARR
03/13/2020 03:13:55 PM 2 pgs
Fees: $13.00 Taxes: $351.50

20200313-0028388

J-TRUE-20-8371

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Andrew Buford	**New Owner**	
(NAME)	(NAME)	**7-18.00** **7-19.00**
3704 Turley Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TERRY E. WILKES, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDREW BUFORD, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, described as follows:

Beginning in the westerly right of way of Highway 41 (Springfield Highway) at the southerly line of J.T. Kemper as recorded in Deed Book 1345, Page 690, RODC; thence along said right of way south 29 degrees 22 minutes 30 seconds east 32.90 feet; thence south 24 degrees 31 minutes, 00 seconds 137.01 feet to the intersection of said Highway 41 and the Old Springfield Highway; thence along the said Old Springfield Highway south 17 degrees 16 minutes 107.59 feet to the northerly line of the Methodist Church Property; thence, leaving said Old Springfield Highway south 78 degrees 53 minutes 40 seconds east 42.23 feet to the center of a creek and the easterly line of said J.T. Kemper; thence generally with the center of said creek, north 36 degrees, 21 minutes, 20 seconds west 123.60; thence continuing with said creek, north 9 degrees, 36 minutes, 20 seconds west 86.50 feet; thence, north 16 degrees, 21 minutes, 20 seconds west 65 feet to a southerly line of said Kemper; thence along Kemper's line north 86 degrees, 23 minutes, 40 seconds east, 46.03 feet to the point of beginning.

Being the same property conveyed to Terry E. Wilkes, a married man, by Quitclaim Deed from Linda Hand and husband, Randal P. Hand, recorded August 8, 2012 in Instrument No. 20120808-0070738, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Linda Hand, a married person, by Special Warranty Deed from Deutsche Bank National Trust Company, as Trustee, recorded July 11, 2012 in Instrument No. 20120711-0060860, Register's Office for Davidson County, Tennessee.

**Said property is not the primary residence of the Grantor.

This conveyance is subject to:
- Subject to all matters set out in Metro Ordinance No. 90-1368.
- Subject to the flow of any creeks or streams.
- Subject to 2020 property taxes and all subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8371 Old Springfield Pike, Goodlettsville, Tennessee 37072**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 10th DAY OF MARCH, 2020.

Terry E. Wilkes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 10th of March, 2020.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212