THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 20-2243
Parcel ID: 161-11-0A-059.00-C

Karen Johnson Davidson County
Batch# 377339 DEEDWARR
03/25/2020 10:14:31 AM 2 pgs
Fees: $13.00 Taxes: $851.00

20200325-0032298

Property Address:
401 Huntington Ridge Drive, Nashville, TN 37211

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
New Owner

Address of New Owner:
Movement Mortgage
8024 Calvin Hall Road
Indian Land, SC 29707

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **BARBARA JEAN BUFFLER, (aka BARBARA JEAN ALVIS), an unmarried woman,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **SARAH LINDSAY HILL, an unmarried woman as her sole and separate property,** hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 59 on the plan of Huntington Ridge Townhouses, as of record in Book 4675, page 9, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to BARBARA JEAN ALVIS by Deed dated September 24, 1987 from HARRY P. WALSH, recorded September 25, 1987, in Book 7362, Page 961, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 401 Huntington Ridge Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2020 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 4675, page 9, and Plat Book 9700, page 846, Register's Office for Davidson County, Tennessee.

3. Storm water detention agreement granted to Metropolitan Government of Nashville and Davidson County as contained in Book 9732, page 551, Book 9775, page 308, and Book 11345, page 59, Register's Office for Davidson County, Tennessee.

4. Right-of-way easement granted to Comcast of Nashville I, LLC as contained in Instrument No. 20140902-0079897, Register's Office for Davidson County, Tennessee.

5. Charter for Homeowners Association of record in Book 4729, page 682, and Book 4890, page 84, Register's Office for Davidson County, Tennessee.

6. Declaration of Covenants, Conditions and Restrictions of record in Book 4729, page 687, Book 4889, page 905, Book 5394, page 243, Book 7423, page 762, Instrument No. 20080324-0029069, Instrument No. 20110331-0024865, and Instrument No. 20130724-0076332, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

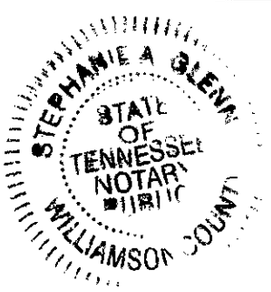
IN TESTIMONY WHEREOF, I have hereunto set my signature, this 24 day of March, 2020.

Barbara Jean Buffler
BARBARA JEAN BUFFLER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named BARBARA JEAN BUFFLER, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 24 day of March, 2020.



Notary Public

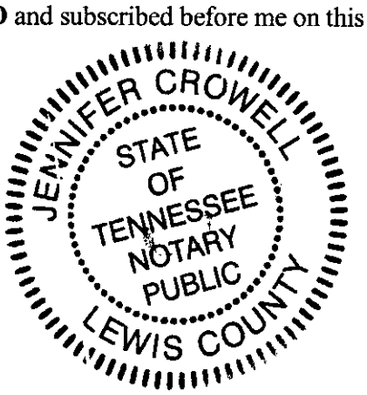
My Commission Expires:
2-4-23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $230,000.00.

Affiant

SWORN TO and subscribed before me on this 24th day of March, 2020.



Notary Public

My Commission Expires:
1/24/22