Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 20030021

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF Tennessee }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 13th DAY OF April, 2020.

NOTARY PUBLIC

My Commission expires: 1-10-2021

Address of New Owner
Damon A. Vinson and
Sharrone B. Vinson
3025 Buenaview Boulevard
Nashville, TN 37218

Send Tax Bills To:
Same

Tax Information:
059-05-0-106.00

Karen Johnson Davidson County
Batch# 386249 DEEDWARR
04/15/2020 12:19:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20200415-0039423

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **William J. Davenport and Tosha L. Davenport, Husband and Wife,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Damon A. Vinson and Sharrone B. Vinson, Husband and Wife,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Buena Vista Estates, Section 2, of record in Book 3842, Page 257, Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 95.04 feet on the southerly margin of Buenaview Boulevard and extends back 140.4 feet on the easterly line and 75.0 feet on the westerly line to a dead line in the rear, measuring 111.5 feet thereon.

Being the same property conveyed to William J. Davenport and Tosha L. Davenport, husband and wife, by Warranty Deed from Mary A. Hughes dated 04/30/2015 and recorded on 05/06/2015 in Instrument No. 20150506-0041321, Register's Office for Davidson County, Tennessee.

This is property generally located:
3025 Buenaview Boulevard, Nashville, TN 37218

SUBJECT TO THE FOLLOWING:

1. 2020 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record in Plat Book 3842, Page 257, said Register's Office.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **William J. Davenport and Tosha L. Davenport** has/have caused this instrument to be executed, this the 10 day of April, 2020.

William J. Davenport

Tosha L. Davenport

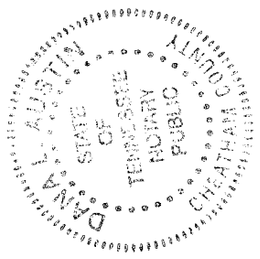
STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **William J. Davenport and Tosha L. Davenport,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 10 day of April, 2020.

My commission Expires: 8.27.22

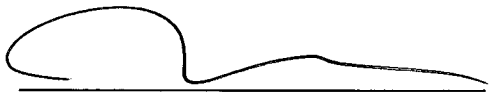
NOTARY PUBLIC



True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



Signature

State of Tennessee

County of Cheatham

Personally appeared before me, Dana L. Austin, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 13 day of April, 2020.



Notary's Signature

My Commission Expires: 8-27-22

