Prepared by:
Hyde Park Title & Escrow LLC
1800 South Rutherford Boulevard
Suite 203
Murfreesboro, TN 37130

New Owner and Send Tax Bills To:
Timothy Waylon Mcinturff
8371 Old Springfield Pike
Goodlettsville, TN 37072

File Number: 2020-550
Parcel ID: 007-00-0-019 & 007-00-0-018

Karen Johnson Davidson County
Batch# 399920 DEEDWARR
05/14/2020 10:21:30 AM 4 pgs
Fees: $23.00 Taxes: $554.63
20200514-0050046

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Andrew Buford and Jessica Buford, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Timothy Waylon Mcinturff, a married man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: 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 Andrew Buford, married, by Warranty Deed from Terry E. Wilkes, married, dated March 10, 2020 of record in Instrument No. 20200313-0028388, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following;

* Taxes and assessments for the year 2020 and subsequent years, plus any penalties and interest which may accrue.
* Subject to all matters set out in Metro Ordinance No. 90-1368.
* Subject to the flow of any creeks or streams.
* Subject to 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

The 2020 property taxes have been prorated between the parties, buyer to pay when due.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 1st day of May, 2020.

Andrew Buford (SEAL)

Jessica Buford (SEAL)

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Davidson

On this 1st day of May, 2020, before me personally appeared Andrew Buford and Jessica Buford, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of May, 2020.

Notary Signature
My commission expires: 10-22-23

NICHOLAS S. HOWELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10-22-2023
COUNTY OF RUTHERFORD

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF ~~RUTHERFORD~~ Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $149,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Medina Bavcic
(Affiant)

Sworn to and subscribed before me this 1st day of May, 2020.

Notary Public
My commission expires: 10-22-23
File No. 2020-550

NICHOLAS S. HOWELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10-22-2023
COUNTY OF RUTHERFORD

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 00700001900, 00700001800

Land situated in the County of Davidson in the State of TN

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.

Commonly known as: 8371 Old Springfield Pike, Goodlettsville, TN 37072-4208

Being the same property conveyed to Andrew Buford, married, by deed dated March 10, 2020 of record in Deed Instrument/Case No. 20200313-0028388, in the County Clerk's Office.

True Copy Certification

I, Betsy Lanzotti, 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 Michigan

County of Wayne

Personally appeared before me, Jessica N Johnson, a notary public for this county and state, Betsy Lanzotti who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature
Jessica N Johnson

My Commission Expires: April 25, 2022
Notary' Seal (if on paper)

JESSICA N. JOHNSON
Notary Public, State of Michigan
County of Wayne
My Commission Expires Apr. 25, 2022
Acting in the County of Wayne