Karen Johnson Davidson County
Batch# 518660 DEEDWARR
11/19/2020 01:10:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20201119-0136367

Prepared by and Return to:
Summit Title Company, LLC
1800 S. Rutherford Blvd. Suite
203 Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 240,000.00

Affiant

Subscribed and Sworn before me this 13th day of November , 2020.

Notary Public
My commission expires: 10/22/23

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

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Andrew Harris 1409 Staton 4 Lane Old Hickory, TN 37138	The same	052-08-0-100

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 J. Buford, a married man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Andrew Harris, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Tract 1:

All that certain parcel of land situated in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 88 on the Plan of Section 4, Sequoia Valley, of record in Plat Book 8200, page 215, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Andrew J. Buford by Warranty Deed from Glenn I. Buffington and wife, Connie W. Buffington, dated 12/14/2017 and recorded on 12/18/2017 in Instrument No. 20171218-0128630, Register's Office for Davidson County, Tennessee.

Jessica Buford, spouse of Andrew J. Buford, joins in the execution of this Warranty Deed to convey all of her right, title and interest, if any, in and to said property to the Grantee.

This is improved property known as: 1205 Shawnee Road Madison Tennessee 37115

This conveyance is subject to the following: Taxes for the year 2020, which have been prorated and paid; as to Tract 1: All matters appearing on the Plan of record in Plat Book 5200, page 215; as to Tract 1; Restrictions of record in Book 4047, page 877, Book 4598, page 384, and in Book 5519, page 16, Register' s Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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 13th day of November, 2020

Andrew Buford

Jessica Buford

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, Andrew J. Buford and Jessica Buford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this 13TH day of November, 2020.

Notary Signature

My commission expires: 10-22-23

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

Copy Acknowledgement

I, Jami K. Averwater, 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.

Jami K. Averwater

Jami K. Averwater

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public for this county and state, Jami K. Averwater, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Eileen Smith

Notary Public

My Commission Expires: 8/27/22

