THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P20-29591

Karen Johnson Davidson County
Batch# 561573 **DEEDWARR**
01/26/2021 01:42:00 PM 2 pgs
Fees: $13.00 Taxes: $1,437.45

20210126-0011579

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 388,500.00

Karen Boswell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF January, 2021.

Stacey Denson Palmer
Notary Public

MY COMMISSION EXPIRES: 1/3/2023

(AFFIX SEAL)

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/03/2023
DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah Buxbaum	LoanDepot.com LLC	
307 Chapel Avenue	4800 N. Scottsdale Rd Ste 3800	08302015900
Nashville, TN 37206	Scottsdale AZ 85251	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Marshall Patrick Combs and wife, Sara Laine Ewen,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sarah Buxbaum,** an unmarried woman

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of Lot No. 12 of Block "B" on the Plan of the Subdivision of The Weakley Place, as of record in Book 161, Page 131, Register's Office for said County, being parts of Lot Nos. 2 and 3 on the unrecorded subdivision of said Lot No. 12, described according to a survey made by W. B. Southgate, Surveyor, April 24, 1937, as follows:

Beginning on the Westerly margin of Chapel Avenue, at a point 119 feet 2 inches South of the Southerly margin of Weakley Avenue, said point being the southeast corner of the property conveyed to H. L. Vantrease and wife, by deed from Alethia Beasley and husband of record in Book 1005, page 570, said Register's Office; thence with the Westerly margin of said Avenue, Southwardly 72 feet 4 inches to the Northeast corner of the property conveyed to Mayme M. Dyche by deed from The Myers Y. Cooper Company of record in Book 1217, page 210, said Register's Office: thence with the Northerly line of said Dyche property Westwardly 200 feet to a post; thence Northwardly 45 feet 2 inches to the Southwest corner of said Vantrease property; thence with the Southerly line of same as follows:

Eastwardly 128 feet 10 inches to the dividing line between said Lots Nos. 2 and 3 on the unrecorded plan at a point 68 feet 3 inches West of the Westerly margin of Chapel Avenue, as measured along said dividing line; thence Southwardly parallel with Chapel Avenue 7 feet; thence Eastwardly 22 feet 6 inches to the dividing line between said Lots Nos. 2 and 3. at a point 45 feet West of the Westerly margin of Chapel Avenue as measured along said dividing line, continuing in an Easterly direction 42 feet 6 inches in all 65 feet to the beginning.

Being the same property conveyed to Marshall Patrick Combs and Sara Laine Ewen, husband and wife by Warranty deed from William E. Jefferson, II (now Wyatt) and Johnny O'Neal Wyatt, a married couple of record in Instrument No. 20170630-0066024 Register's Office for Davidson County, Tennessee, dated June 23, 2017 and recorded on June 30, 2017.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **307 Chapel Avenue, Nashville, TN 37206.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this the 22 day of January, 2021.

Marshall Patrick Combs by R. L. Moore, Attorney-in-Fact

Sara Laine Ewen by R. L. Moore, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, **R. L. Moore,** to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument on behalf of **Marshall Patrick Combs and Sara Laine Ewen,** and who acknowledged that he executed the same as the free act and deed of **Marshall Patrick Combs and Sara Laine Ewen.**

Witness my hand and official seal this the 22ND day of January, 2021.

My Commission expires: 9-6-22

Tracey Perry
Notary Public

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON