Karen Johnson Davidson County
Batch# 717065 DEEDWARR
09/15/2021 12:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,747.88
20210915-0123899

WARRANTY DEED

RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

MST 2021-1594

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $472,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF September, 2021

Notary Public

MY COMMISSION EXPIRES: 5-9-2023 (AFFIX SEAL)

EMILY H. PROPHET
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Patrick Buffin	New Owner	142-13-0A-016.00-CO
(NAME)	(NAME)	
7012 Northridge Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **Nancy Bennett Tutt and Charles Kelly Tutt, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian Patrick Buffin,** a single man, HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 16 on the Plan of Revised Phase I and Boundary Plat of Riverside of record in Plat Book 6900, Page (s) 490 through 492, Revised in Plat Book 6900, Page 784 and Surviyor's Certificate of Correction in Instrument No. 20040506-0052081, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 16 fronts 60.00 feet on the Southerly margin of Northridge Drive and extends back between parallel lines 145.00 feet to a line in the rear, measuring 60.00 feet thereon.

Being the same property conveyed to Mary S. Grissim, an unmarried woman by Warranty deed from Steven R. Brock and spouse, Sandra F. Brock of record in Instrument No. 20050607-0064891 Register's Office for Davidson County, Tennessee, dated May 27, 2005 and recorded on June 07, 2005.

Being the same property conveyed to Nancy Bennett Tutt and Charles Kelly Tutt, wife and husband by Warranty deed from Mary S. Grissim, an unmarried woman of record in Instrument No. 20200701-0071584 Register's Office for Davidson County, Tennessee, dated June 26, 2020 and recorded on July 01, 2020.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2021, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s) 490 through 492, inclusive, Register's Office for Davidson County, Tennessee. Subject to all matters shown on the Plan of Revised Phase I and Boundary Plat of Riverside of record in Plat Book 6900, Page 784, as corrected in Instrument No. 20040506-0052081, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7185, Page 619 and Book 7405, page 780,

as amended in Instrument No. 20040419-0044162, Instrument No. 20091204-0111306 and Instrument No. 20091124-0108147, Register's Office for Davidson County, Tennessee. Charter of Riverside Homeowners Association, Inc. of record in Book 7829, Page 703, in the Register's Office for Davidson County, Tennessee. Quitclaim Deed conveying open space of record in Instrument Number 20040608-0067841, in the Register's Office for Davidson County, Tennessee. Agreement for Grant of Easement for Conservation Greenway of record in Instrument Number 20041019-0125877, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sewer Line of record in Book 10482, Page 708, in the Register's Office for Davidson County, Tennessee. Easements of record in Book 6970, Page 275, Book 6970, Page 278 and Book 6972, Page 45, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 7012 Northridge Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 8th DAY OF SEPTEMBER, 2021.

Nancy Bennett Tutt by Yvette Meldrum as Attorney-in-Fact

Nancy Bennett Tutt by Yvette Meldrum, as Attorney-in-Fact

Charles Kelly Tutt by Yvette Meldrum as Attorney-in-Fact

Charles Kelly Tutt by Yvette Meldrum, as Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Yvette Meldrum, Attorney-in-Fact for Nancy Bennett Tutt and Charles Kelly Tutt**, 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.

Witness my hand and official seal at office, this 8th day of September, 2021.

Notary Public
My commission expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

(SEAL)

I, Emily Prophet, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9-13-21 (date of document).

Affiant Signature

9.13.2021

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 13th day of September, 2021

Notary's Signature

MY COMMISSION EXPIRES: June 21, 2025

Notary's Seal

