Karen Johnson Davidson County
Batch# 1040403 DEEDWARR
08/21/2023 08 57 24 AM 2 pgs
Fees $13 00 Taxes $336 70
20230821-0064857

Prepared by
Tennessee Title & Escrow Affiliates, LLC
206 Gothic Court, Suite 300
Franklin, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is this transfer is $91,000 00

Affiant

Subscribed and sworn to before me, this 18 day of August 2023

Notary Public
My commission expires 6-17-2024

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Andrew Buford	New Owner	059-08-0-019 00
1214 Habersham Way		
Franklin, TN 37067		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10 00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Wenford Barnes, a married man,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Andrew Buford, a married man** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows

> Land in Davidson County, Tennessee, being Lot No 134 A, on the Plan of of Zone Lot Division Lots No 134 & 135, Trinity Hills Village, Section Four Third Addition, of record in Book 6250, page 236, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description Said plan amends the lot previously shown as Lot No 134 on the plan of Trinity Hills Village, Sectino Four, Third Addition, of record in Book 5200, page 248, Register's Office for Davidson County, Tennessee
>
> Being the same property conveyed to Wenford Barnes by Cash Deed for Tennessee from Henry G Cisneros, Secretary of Housing and Urban Development, of Washington, D C dated May 7, 1993 of record in Book 8944, page 433, Register's Office for Davidson County, Tennessee

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T C A 26-2-301 or other similar statue therein

This property is improved property known as 2800 Vista Lane, Nashville, TN 37207

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), their heirs and assigns, forever Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this the 18th day of August, 2023

Wenford Barnes

Wenford Barnes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Wenford Barnes,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Franklin, Tennessee, this the 18th day of August, 2023

Notary Public

My Commission expires 6-17-2024

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO 2023087773