# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090049510 DEEDWARR
Recvd: 07/22/09 13:21 2 pgs
Fees:13.00 Taxes:662.30
20090722-0068815

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JULY, 2009.

Notary Public

MY COMMISSION EXPIRES: 3/20/2010

(AFFIX SEAL)

DEBORAH H. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Brian Taylor Faulkner | Elite Home Loans, Inc. | |
| (NAME) | (NAME) | |
| 518 Rochelle Drive | 109 West Park Dr., Suite 260 | 146-16-125 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37220 | Brentwood, TN 37027 | |
| (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, **EDWARD GOWER BUGG, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRIAN TAYLOR FAULKNER,** 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. 911 on the Plan of Brentwood Hall, Section IX, as of record in Book 2331, page 92, Register's Office for said County.

Said Lot No. 911 fronts 88 feet on the northerly side of Rochelle Drive and runs back 235.2 feet on the westerly line and 228.9 feet on the easterly line to a dead line in the rear on which it measures 88.2 feet.

Being the same property conveyed to Eugene G. Bugg and wife, Ophelia Bugg by deed from Glenn E. Waters, Jr. and wife, Stella J. Waters, of record in Book 3928, page 819, Register's Office for Davidson County, Tennessee. The said Eugene G. Bugg having predeceased the said Ophelia Bugg and the said Ophelia Bugg having since died and by her Will of record in Book 11636, page 221, Register's Office for Davidson County, Tennessee, the subject property was devised to Edward Gower Bugg.

This conveyance is subject to (a) 2009 real property taxes; and (b) all matters appearing on the plan of record in Book 2331, page 92, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 518 Rochelle Drive, Nashville, TN 37220

(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 hand this 20th day of July, 2009.

Edward Gower Bugg

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edward Gower Bugg, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 20th day of July, 2009.

John Gregory Hardeman Notary Public




My Commission Expires MAR 4, 2013