This Instrument Prepared By:
Harpeth Title, LLC
109 Westpark Drive, Suite 150
Brentwood, TN 37027
H010179

BILL GARRETT, Davidson County
Trans:T20100036906 DEEDWARR
Recvd: 06/17/10 11:25 2 pgs
Fees:13.00 Taxes:458.80
20100617-0047174

Send Tax Bills To:
U.S. Bank Home Mtg.
P.O. Box 20005
Owensboro, Ky 42304-0005

New Owner is:
Nagy Nagy
3204 Anderson Rd
Antioch, TN 37013

MAP: 150-06-0

PARCEL: 215.00

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 sufficiency of all of which is hereby acknowledged, **Thomas Bukovac**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Nagy Nagy and Magdoline Fransis, husband and wife** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **3204 Anderson Rd, Antioch, TN 37013**

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Charlestowne, as of record in Plat Book 6200, page 220, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Thomas Bukovac by Warranty Deed from L & H Trust, Dan Heichelbeck, Trustee of L & H Trust, dated 1/20/10 and recorded 1/21/10 in Instrument Number 20100121-0005250; and the same property previously conveyed to Dan Heichelbeck, Trustee of L & H Trust by Substitute Trustee's Deed from Brock & Scott, PLLC, as Substitute Trustee, dated 11/9/09 and recorded 11/13/09 in Instrument Number 20091113-0104825; Brock & Scott, PLLC was appointed was Substitute Trustee by Appointment of Substitute Trustee dated 10/7/09 and recorded 10/30/09 in Instrument Number 20091030-0100225 under the terms of a Deed of Trust executed by Samuel Reyes Baez, joined by his wife, Leticia Perez of record in Instrument Number 20060807-0095969; previously conveyed to Samuel Reyes Baez by Warranty Deed from J. B. Knight, Jr. dated 7/28/06 and recorded 8/7/06 in Instrument Number 20060807-0095968, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TB
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 16th day of June, 2010.

GRANTOR(S):

THOMAS BUKOVAC

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Thomas Bukovac** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 16th day of June, 2010.

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

NOTARY PUBLIC
My Commission Expires: 7-29-13

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is **$124,000.00**.

AFFIANT

SWORN TO and subscribed before me this 16th day of June, 2010.

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

NOTARY PUBLIC
My commission expires: 7-29-13