Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #10-1279

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jason Cohn, and wife, Michelle M. Cohn**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William S. Bugna, Jr., and wife, Patricia W. Bugna**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 155 on the Plan of Phase 1A, Section 6, Harborview, of record in Book 7900, Page 645, together with a driveway easement of record in Book 10108, Page 552, Registers' Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jason Cohn and wife, Michelle M. Cohn by Warranty Deed Kari T. Falls and wife, Emily P. Falls dated October 13, 2005 of record in Inst. No. 20051018-0125762, Register's Office, Davidson County, TN.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 3336 Quail View Drive, Nashville TN, 37214.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 1st day of October, 2010.

Jason Cohn

Michelle M. Cohn

BILL GARRETT, Davidson County
Trans:T20100063802 DEEDWARR
Recvd: 10/07/10 14:53 2 pgs
Fees:13.00 Taxes:699.30
20101007-0080629

State of Tennessee)
County of Davidson)

On this 1st day of October, 2010, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jason Cohn and Michelle M. Cohn, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/20/14

ANGELA V. POSTON WILLIAMSON TENN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 189,000.00.

Affiant

Sworn and subscribed before me on this the 1st day of October, 2010.

Notary Public

My Commission Expires: 5/20/14

ANGELA V. POSTON WILLIAMSON TENN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NEW OWNER:
William S. Bugna, Jr.
3336 Quail View Drive
Nashville, TN 37214

RESPONSIBLE FOR TAX PAYMENT:
OWNER

TAX MAP-PARCEL #:
108-12-0-B-165.00CO