WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 180,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of August, 2012

_____
Notary Public:

MY COMMISSION EXPIRES: 9-9-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Matthew A. Borsick	Provident Funding Assoc., LP	Parcel ID:
2808 Chapelwood Dr.	3505 Koger Blvd.; #355	086140B01400CO
Hermitage, TN 37076	Duluth, GA 30096	

FOR AND IN 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

Brian Bugg and wife, Molly McPeak

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Matthew A. Borsick, a married 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:

BEING Lot No. 14, on the Revised Final Plat of Fleetwood Subdivision, Phase One, a Planned Unit Development, of record in Book 6900, Pages 465-466, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Brian Bugg by deed from Narsing Kommireddi and wife, Madhavi Balla, of record in Instrument 20050909-0108471, said Register's Office, dated August 29, 2005.

This conveyance is subject to Restrictions and By-Laws of record in Book 7170, Page 987, amended in Book 7628, Page 6; Book 7940, Page 565; Book 7171, Page 4; amended in Instrument 20110526-0040493, said Register's Office.

This conveyance is made subject to: (1) 2012 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Pages 465 and 466, said Register's Office; (3) PUD Boundary of record in Plat Book 6900, Page 225, said Register's Office; (4) Storm Water Detention Agreement of record in Book 7107, Page 408, and Book 7401, Page 629, said Register's Office.

The said Molly McPeak joins in this conveyance to convey any and all marital interest she may have in said property.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2808 Chapelwood Dr., Hermitage, TN 37076

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 28th day of August, 2012.

_____
Brian Bugg

_____
Molly McPeak

BILL GARRETT, Davidson County
Trans:T20120064695 DEEDWARR
Recvd: 08/29/12 10:25 2 pgs
Fees:13.00 Taxes:666.00
20120829-0077903

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 Brian Bugg and wife, Molly McPeak, 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 Nashville, Tennessee, this 28th day of August, 2012.

My Commission Expires: 9/5/14

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.