PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20130102209 DEEDWARR
Recvd: 12/05/13 10:44 4 pgs
Fees:23.00 Taxes:3163.50
20131205-0123945

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 52608
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kevin McGinn 6025 Jocelyn Hollow Rd Nashville, TN 37205	New Owner

TAX MAP-PARCEL NUMBERS: 12904004700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$855,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Peter Bugel, Anne Harriette Bugel and Susan Bugel Incendio, Devisees under The Last Will and Testament of Alice Huffman Bugel, deceased, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Kevin McGinn 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. 7 on the Plan of Bransford Realty Company's Subdivision of a part of Lot No. 10, West Meade Subdivision, of record in Book 547, Page 142, Register's Office for said County, and part of Lot No. 25 on the Map of Subdivision of West Meade, made in May 1920, by W. B. Southgate, Surveyor, but not of record, containing 1.49 acres, adjoining said Lot No. 7 on the northwest and described together, according to said plans and survey made July 16, 1934, by Z. J. Wilkinson, Surveyor, as follows:

Beginning at an iron pin, the northwesterly corner of West Meade Drive and Haverford Avenue and running thence North 57° West with the southwesterly side of West Meade Drive 300 feet to an iron pin; thence South 71° 30' West 256.7 feet to an iron pin; thence South 30° 06' East 294 feet to an iron pin, the corner of Lots 7 and 8 on said plan; thence South 83° 30' East with the line between said Lots 7 and 8, 241 feet to the northwesterly side of Haverford Avenue, and thence North 28° 30' East with the northwesterly side of said Avenue, 218 feet 6 inches to the beginning.

Being the same property conveyed to H.J. Bugel, a widower, by deed from Catharine Campbell Wisner, dated July 2, 1959, recorded July 6, 1959 in Book 2923, Page 539, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Harry Joseph Bugel and wife, Alice Huffman Bugel by Quitclaim Deed from Harry Joseph Bugel, dated February 26, 1991, recorded February 29, 1991 in Book 8301, Page 1, Register's Office for Davidson County, Tennessee. Harry Joseph Bugel and H. J. Bugel having been one and the same person.

The said Harry Joseph Bugel and Alice Huffman Bugel have since died, with Harry Joseph Bugel predeceasing Alice Huffman Bugel. The Last Will and Testament of Alice Huffman Bugel, of record in Docket No. 13P-63, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to Peter Bugel, Anne Harriette Bugel and Susan Bugel Incendio.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Book 547, Page 142, said Register's Office to which reference is hereby made for a more complete description and Restrictive Covenant for Detached Structure, of record in Instrument No. 20120914-0083688, said Register's Office.

This is improved property, known as: 200 Haverford Avenue, Nashville, Tennessee 37205

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 COVENANTS with the said Grantee that Grantor is lawfully seised 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 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.

WITNESS THE EXECUTION HEREOF this 20th day of November, 2013.

Susan Bugel Incendio

Susan Bugel Incendio

State of New Mexico
County of Sandoval

On this 20th day of November, 2013 , before me the undersigned authority, personally appeared Susan Bugel Incendio, 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.

My Commission Expires: 9/21/15

Notary

OFFICIAL SEAL
EDWIN S. SUMMONS IV
NOTARY PUBLIC-NEW MEXICO
My Commission Expires 9/21/15

This is improved property, known as: 200 Haverford Avenue, Nashville, Tennessee 37205

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 COVENANTS with the said Grantee that Grantor is lawfully seised 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 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.

WITNESS THE EXECUTION HEREOF this 20th day of November, 2013.

Anne Harriette Bugel

Anne Harriette Bugel

State of NORTH CAROLINA
County of Buncombe

On this 20 day of November, 2013 , before me the undersigned authority, personally appeared Anne Harriette Bugel, 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.

My Commission Expires: 11/26/2016

Notary

JENNIFER K. DENNY
Notary Public
Buncombe County
My Commission Expires
11/26/2016
NORTH CAROLINA

This is improved property, known as: 200 Haverford Avenue, Nashville, Tennessee 37205

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 COVENANTS with the said Grantee that Grantor is lawfully seised 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 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.

WITNESS THE EXECUTION HEREOF this 3rd day of ~~November~~ December, 2013.

Peter Bugel

State of TENNESSEE
County of DAVIDSON

On this 3rd day of ~~November~~ December, 2013 , before me the undersigned authority, personally appeared Peter Bugel, , 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.

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 01-24-2017

My Commission Expires: 1-24-2017

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $855,000.00

Affiant

Sworn and subscribed before me this the 3rd day of ~~November~~ December, 2013

EMILY H. PROPHET NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 11/3/2015

Notary Public