BILL GARRETT, Davidson County
Trans:T20150041323 DEEDWARR
Recvd: 05/28/15 11:14 2 pgs
Fees:13.00 Taxes:96.20
20150528-0049120

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $26,000.00.

Rebecca Boguskie
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF May, 2015

Howard M. Skipworth
NOTARY PUBLIC

HOWARD M. SKIPWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

My Commission Expires: My Commission Expires JAN. 9, 2016

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Matthew Boguskie and Rebecca Boguskie 7176 Lama Terra Dr. Goodlettsville, TN 37072	Matthew Boguskie and Rebecca Boguskie 7176 Lama Terra Dr. Goodlettsville, TN 37072	016-00-0-124.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

FRED A. BRUMBACH AND WIFE, VIVIAN G. BRUMBACH

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

MATTHEW BOGUSKIE AND REBECCA BOGUSKIE

hereinafter called the GRANTEES, their 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. 40 on the Plan of Section One, Ridgeview Estates, as shown of record in Book 5200, page 356, Register's Office for Davidson County, Tennessee.

Said Lot No. 40 fronts 100 feet on the southeasterly margin of View Ridge Drive and extends back 368.1 feet on the northeasterly line and 420.5 feet on the southerly line to a dead line in the rear, measuring 181.0 feet thereon.

Being the same property conveyed to FRED A. BRUMBACH AND WIFE, VIVIAN G. BRUMBACH, by deed from H.C. TANKSLEY, JR., AND WIFE, DOROTHY BALDWIN TANKSLEY, of record in Book 6859, page 51, said Register's Office.

This improved property is known as 324 View Ridge Drive, Goodlettsville, TN 37072.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 22 day of May, 2015.

Fred A. Brumbach

Vivian G. Brumbach

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Fred A. Brumbach and Vivian G. Brumbach, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 22nd day of May, 2015.

Notary Public

My commission expires: _____

HOWARD M. SKIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2016