BOX #14
G#4744-2

QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20160003169 DEEDQC
Recvd: 01/13/16 09:57 2 pgs
Fees:12.00 Taxes:0.00
20160113-0003497

State of Tennessee)
County of Davidson)

The actual consideration for this transfer is $ -0- .

Affiant

Subscribed and sworn to before me, this the 12th day of January, 2016.

Notary Public

My commission expires March 10, 2019

(AFFIX SEAL)

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
James M. Bugno and Kathy Temple	**"New Owners"**	**14814013300**
174 Brenda Court		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

James M. Bugno, a married man

HEREINAFTER CALLED THE GRANTOR, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

James M. Bugno and wife, Kathy Temple

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 251 on the Plan of Colewood Acres, Section 4-A, as of record in Book 4300, Page 105, Register's Office for Davidson County, Tennessee.

SAID Lot No. 251 fronts 80.39 feet on the northerly side of Brenda Court and extends back 135 feet on the easterly line and 146 feet on the westerly line to a dead line measuring 76.83 feet thereon.

BEING the same property conveyed to James M. Bugno, unmarried, by Warranty Deed dated November 9, 1989, from William Jack White and wife, Evelyn P. White, of record in Book 7982, Page 505, Register's Office for Davidson County, Tennessee. And further conveyed to James M. Bugno and wife, Jane E. Bugno, as tenants by the entirety, by Quitclaim Deed dated September 18, 1991,

from James M. Bugno and M. Norris Jenkins, Trustee, of record in Book 8448, Page 537, said Register's Office. The parties divorced and Jane E. Bugno conveyed her interest to James M. Bugno by Quitclaim Deed dated June 8, 1994, of record in Book 9391, Page 264, and by Deed of Correction dated August 8, 1994, of record in Book 9435, Page 588, said Register's Office.

SAID property is conveyed subject to the limitations, restrictions, and encumbrances as may affect the premises.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF ATTORNEYS TITLE COMPANY, INC., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID FIRM HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

This is improved property, known as: **174 Brenda Court, Antioch, TN 37013**.

Witness my/our hand(s) this **12th** day of **January, 2016.**

James M. Bugno

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 **James M. Bugno,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **12th** day of **January, 2016.**

Notary Public

My Commission Expires: March 19 2019

KATHERINE GOODSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.