BILL GARRETT, Davidson County
Trans:T20160023062 DEEDWARR
Recvd: 03/21/16 16:05 3 pgs
Fees:18.00 Taxes:758.50
20160321-0026829

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1215

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Hon Diep 928 Morning Rd. Antioch, TN 37013	Churchill Mtg. Corp. 761 Old Hickory Blvd. #400 Brentwood, TN. 37027	182-01-0A-087.00 CO

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $205,000.00

Affiant

Subscribed and sworn to before me, this the 7th day of March, 2016.

Notary Public
My Commission Expires: 12-22-19
(Affix Seal)

ELIZABETH LEONBERGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC. 22, 2019

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Stephen Michael Bugg and Rhuann Natae Bugg, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Hon Diep, a single woman,** 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:

Land in Davidson County, Tennessee, being Lot 105, PHASE One, SECTION Two, SUNSET HILLS, as shown on plat of record in Instrument No. 20071220-0146323, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Rhuann Natae Bugg and Stephen Michael Bugg, wife and husband by Warranty Deed from Lake Forest Homes, Inc., recorded on the 23rd day of September, 2009 in Instrument No. 20090923-0088430, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **928 Morning Road, Antioch, TN 37013**

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5 day of **March, 2016.**

Rhuann Natae Bugg

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Rhuann Natae Bugg** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the 5 day of **March, 2016.**

MARIA ELIZABETH QUEZADA-LOPEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 09/10/18

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

STLO-37220-0246

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable; (2) all applicable zoning ordinances; (3) utility, sewer, drainage and other easements of record; (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; (5) building restrictions; and (6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16 day of **March, 2016.**

GRANTOR(S):

Stephen Michael Bugg

Stephen Michael Bugg

STATE OF Kentucky
COUNTY OF Hickman

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Stephen Michael Bugg** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the 16th day of **March, 2016.**

Barbara A. Bugg

Notary Public
My Commission Expires: 04/18/2018

BARBARA A. BUGG NOTARY PUBLIC STATE AT LARGE