Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
16-0608

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Marquis Hardin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 15th day of June, 2016

Carmen Coats
Notary Public
Commission Expires: _____

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Marcus L. Buggs 3924 Ivy Drive Nashville, TN 37216	Church Hill Mortgage 716 OLD HICKORY BLVD, STE 400 BRENTWOOD, TN 37027	073-01-0-217.00

WARRANTY DEED

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, I/WE,

Marilyn B. Danforth, unmarried and Kellye E. Keyes, unmarried,

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Marcus L. Buggs and Jennifer M. Buggs husband and wife,

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 No. 78 on the Plan of Moss Rose Heights, Sections 3 and 4, as of record in Book 1835, Page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Said lot No. 78 fronts 80.0 feet on the Northeasterly side of Ivy Drive and runs back between parallel lines 178.3 feet to a line in the rear which measures 80.0 feet.

BEING the same property conveyed to Marilyn B. Danforth and Kellye E. Keyes, as tenants in common with right of survivorship, by Quitclaim Deed from Marilyn B. Danforth, through Elizabeth A. Ryan, Trustee, dated 12/21/95 and recorded 12/22/95 in Book 9897, Page 609; and being the same property previously conveyed to Marilyn B. Danforth by Quitclaim Deed from Douglas Danforth, dated 10/2/84 and recorded 10/5/84 in Book 6397, Page 481; and being the same property previously conveyed to Douglas Danforth and wife, Marilyn B. Danforth by Quitclaim Deed from Walter F. Stricker and wife, Juanita T. Stricker, dated 9/28/82 and recorded 9/29/82 in Book 5943, Page 149; and being the same property previously conveyed to Walter F. Stricker and wife, Dolly M. Stricker, by Warranty Deed from D.E. Locke and wife, Jessie M. Locke, dated 3/28/51 and recorded 3/29/51 in Book 1968, Page 239, in the Register's Office of Davidson County, Tennessee. The said Dolly M. Stricker having since died.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3924 Ivy Drive, Nashville, TN 37216.

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

BILL GARRETT, Davidson County
Trans:T20160051773 DEEDWARR
Recvd: 06/17/16 15:45 2 pgs
Fees:13.00 Taxes:1091.50
20160617-0061984

Dated this the 5th day of June, 2016.

Marilyn Danforth

Kellye Keyes

STATE OF TENNESSEE.
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Marilyn B. Danforth and Kellye E. Keyes
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/~~they~~ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 5th day of June, 2016.

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Notary Seal) 1/13/20

Notary Public
My Commission Expires: 1/13/20