WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,100.00.

Randall W. Finley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: 1/17/21
(AFFIX SEAL)

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

W-GF-17-6100

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Randall W. Finley and Amy W. Finley	**New Owner**	
(NAME)	(NAME)	
6100 Morrow Road		**091-06-0-010.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTOPHER A. BUGTER, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RANDALL W. FINLEY AND AMY W. FINLEY, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 1 of Block 4 on the Plan of Cherokee Park Subdivision of record in Plat Book 161, Page 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot Number 1 fronts 50 feet on the North side of Morrow Road and extends back northwardly between parallel lines, with the westerly margin of 61st Avenue North (formerly 20th Avenue) 150 feet to an alley.

Being the same property conveyed to Christopher A. Bugter by Warranty Deed from Michael A. Terry of record in Instrument No. 20100331-0024047 Register's Office for Davidson County, Tennessee, dated March 26, 2010 and recorded on March 31, 2010.

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 conveyance is subject to:
- Taxes for the year 2017.
- All matters shown on the Plan of record in Plat Book 161, Page 75, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6100 Morrow Road , Nashville, Tennessee 37209**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20170051975 DEEDWARR
Recvd: 06/19/17 10:17 2 pgs
Fees:13.00 Taxes:1147.37
20170619-0061071

Witness my/our hand(s) this the 15th DAY OF JUNE, 2017.

Christopher A. Bugter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER A. BUGTER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of June, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212