PREPARED BY & RETURN TO:

1ST QUALITY TITLE, LLC
661 LONE OAK ROAD
MT. JULIET, TN 37122

BILL GARRETT, Davidson County
Trans:T20170052785 DEEDWARR
Recvd: 06/20/17 13:47 2 pgs
Fees:13.00 Taxes:1402.30
20170620-0062007

# WARRANTY DEED

**FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Mack Props, LLC, A Tennessee Limited Liability Company, hereinafter called the Grantor, has this day bargained and sold and does hereby transfer and convey unto Christopher A. Bugter, an unmarried man, hereinafter called the Grantee, his heirs and assigns, forever, that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:**

Land in Davidson County, Tennessee, being Unit No. A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 5908 Deal Avenue Commons, a Townhouse Planned Unit Development of record as Instrument No. 20160823-0088061 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference to hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Donnie A. Carson and wife, Cleo C. Carson by Warranty Deed from Kenneth A. Womack and wife, Dorothy M. Womack of record in Book 5157, Page 663, Register's Office for Davidson County, Tennessee, dated June 8, 1977, and recorded June 10, 1977. Cleo C. Carson having since died.

Being the same property further conveyed to Mack Props, LLC by Warranty Deed from Donnie A. Carson, unmarried, dated 6/17/16 and recorded 6/23/16, of record in Instrument No. 20160623-0064245, Register's Office for Davidson County, Tennessee.

This is improved property known as 5908A Deal Avenue, Nashville, TN 37209.

**TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Christopher A. Bugter an unmarried man, his heirs and assigns, forever.**

**The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate and that it has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of the current years taxes.**

**The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the Grantee, his heirs and assigns, against the lawful claims of all person, whomsoever.**

**WITNESS OUR HANDS THIS THE 15th day of June, 2017.**

**Mack Props, LLC**

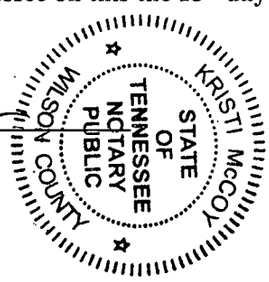
**BY:** _____, member
**Tsianina Lohmann, Member**

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Tsianina Lohmann, Member of Mack Props, LLC with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledges that she is the Member of Mack Props, LLC of the maker or constituent of the maker, and in authorized by the maker of by constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and official seal at Brentwood, Tennessee on this the 15th day of June, 2017.

Kristi McCoy
Notary Public




My Commission Expires: 3/27/19

## AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ~~$37,000.00~~ $379,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 15th day of June, 2017.

NOTARY PUBLIC

My Commission Expires:

Map & Parcel No.: 091-09-0-125.00

Name and address of new owner:
Send tax bills to:
Christopher A. Bugter
5908A Deal Avenue
Nashville, TN 37209