Name and Address of New Owner:
Matthew Bugarin
6012B Morrow Road
Nashville, TN 37209

Send Tax Statements To:
Matthew Bugarin

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: 17060693

Map and Parcel : 091 06 1A 002.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cynthia French, unmarried woman**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Matthew T. Bugarin and Christen Bugarin, husband and wife**, hereinafter called the GRANTEE, his 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 Unit B, 6012 Morrow Homes, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for 6012 Morrow Homes, of record in Instrument No. 20160527-0053652, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Cynthia L. French by Warranty Deed filed for record on April 13, 2006 in Instrument Number 20060413-0042405, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following All matters as set forth per prior plat set out in Book 161, page 75; Declaration of Covenants, Conditions, and Restrictions of record in Instrument Number 20160527-0053652, said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 6012B Morrow Road, Nashville, TN 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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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:T20170060696 DEEDWARR
Recvd: 07/17/17 10:01 2 pgs
Fees:13.00 Taxes:1535.13
20170717-0071415

WITNESS my hand this 12th day of July, 2017.

Cynthia French

Cynthia French

State of Tennessee

County of Rutherford

Personally appeared before me, Cynthia French with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12th of July, 2017.

Notary Public
My Commission Expires: 2/20/18

J.D. KIOUS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $414,900.00.

Affiant Signature

Subscribed and sworn to before me, this 12th day of July, 2017.

Notary Public
My Commission Expires: _____

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020