THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180114630**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $275,000.00 Affiant Subscribed and sworn to before me, this 7th day of February, 2018. Notary Public My Commission Expires: 07/06/20

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

Bill Garrett Davidson County
Batch# 58703 DEEDWARR
02/13/2018 01:47:26 PM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20180213-0014287

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Colton Langianese 812 Gwynn Drive Nashville TN 37216	New Owner	Tax Parcel ID No. 061-07-0-143.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph Buglewicz, an unmarried man, and Margaret Buglewicz, a married woman,** ("Grantor"), have this day bargained and sold, and does hereby transfer and convey to **Colton Langianese, unmarried,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 15 on the Plan of Broadmoor, Block C of record in Plat Book 547, Page (s) 161 and 162, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Joseph Buglewicz, an unmarried man, and Margaret Buglewicz, a married woman by Warranty Deed from Aaron D. Goodman and wife, Jessica Goodman of record as Instrument No. 20140903-0080303 in the Register's Office for Davidson County, Tennessee.

The subject property was never used as a marital residence for Margaret Buglewicz and her spouse.

This Conveyance is subject to the matters set forth below:

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by the Commitment.

Taxes for the year 2017, a lien due and payable, but not delinquent.

Taxes for the year 2018, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 547, Page (s) 161 and 162, Register's Office for Davidson County, Tennessee.

This is **improved** property located at 812 Gwynn Drive Nashville TN 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 18-018-812

and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 7th day of February, 2018.

Joseph Buglewicz

Margaret Buglewicz

STATE OF NEVADA)
COUNTY OF Clark)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joseph Buglewicz and Margaret Buglewicz, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of February, 2018.

Notary Public

My Commission Expires: July 12, 2020

BROOKLYNN HILTON
Notary Public - State of Nevada
County of Clark
APPT. NO. 16-3039-1
My App. Expires July 12, 2020

2/7/2018