Bill Garrett Davidson County
Batch# 80293 DEEDWARR
04/12/2018 02:56:59 PM 2 pgs
Fees: $13.00 Taxes: $1,091.50
20180412-0034635

Prepared By ~~& Return To~~:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
18-0549

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-TRES-18-3336

STATE OF TENNESSEE
COUNTY OF Davidson

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

Brian Mitchell
Affiant

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

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of March, 2018

Notary Public
Commission Expires: 01/06/20

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jarett Worden et ux 3336 Quail View Dr. Nashville, TN 37214	new owners	108-12-0B-165.00-CO

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,

William S. Bugna, Jr. and wife, Patricia W. Bugna

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

Jarett Worden and Ruth ~~Worden~~ Hofstetter, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davison COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 155 on the Plan of Phase 1A, Section 6, Harborview, of record in Plat Book 7900, Page 645, together with Driveway Easement of record in Book 10108, Page 552, 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 William S. Bugna, Jr., and wife, Patricia W. Bugna by Warranty Deed from Jason Cohn and wife, Michelle M. Cohn, of record in Instrument No. 20101007-0080629, Register's Office for Davidson County, Tennessee, dated October 01, 2010 and recorded on October 07, 2010.

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: 3336 Quail View Dr., Nashville, TN 37214.

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.

Dated this the 26th day of March, 2018.

William S. Bugna,, Jr. by William Stephen Bugna, III, Attorney in Fact

Patricia W. Bugna by William Stephen Bugna, III, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 26th day of March, 2018, before me personally appeared William Stephen Bugna, III to me known to be the person who executed the foregoing instrument on behalf of William S. Bugna, Jr., as Attorney in Fact, and who acknowledged that she executed the same as their free act and deed of said William S. Bugna, Jr..

Witness my hand and official seal at Brentwood, Tennessee, this 26th day of March, 2018

Notary Public

Commission Expires:

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 26th day of March, 2018, before me personally appeared William Stephen Bugna, III, to me known to be the person who executed the foregoing instrument on behalf of Patricia W. Bugna, as Attorney in Fact, and who acknowledged that she executed the same as their free act and deed of said Patricia W. Bugna.

Witness my hand and official seal at Brentwood, Tennessee, this 26th day of March, 2018

Notary Public

Commission Expires: 1-13-20