Karen Johnson Davidson County
Batch# 250528 DEEDWARR
07/01/2019 08:31:16 AM 2 pgs
Fees: $13.00 Taxes: $3,607.50
20190701-0063314

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
Suite 290
Brentwood, TN 37027
B19-1495

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $975,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of June, 2019

Notary Public

Commission Expires: 03-08-21

Address of New Owner	Send Tax Bills To:	Map & Parcel
Mary Lynn Woodward 1117 Lipscomb Drive Nashville, TN 37204	NEW OWNER	131-12-0M-001.00-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, WE,

Cayce B. Bogunia and Justin G. Bogunia, wife and husband

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

Mary Lynn Woodward

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

A certain condominium located in Davidson County, Tennessee, being Unit A of Lipscomb Gardens, a Condominium established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration establishing Lipscomb Gardens, a Condominium of record in Instrument Number 20110921-0073022, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Being the same property conveyed to Cayce B. Bogunia, an married woman by Warranty Deed from D & W Properties, a Tennessee general partnership of record in Instrument No. 20120720-0063887, Register's Office for Davidson County, Tennessee, dated July 18, 2012 and recorded on July 20, 2012. Further Being the same property conveyed to Justin G. Bogunia and Cayce B. Bogunia, husband and wife by Quitclaim Deed from Cayce B. Bogunia, married of record in Instrument No. 20180501-0040815, Register's Office for Davidson County, Tennessee, dated April 20, 2018 and recorded on May 01, 2018.

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: 1117 Lipscomb Drive, Nashville, TN 37204

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.

Cayce B. Bogunia executes this instrument on behalf of Justin G. Bogunia pursuant to a Specific Power-of-Attorney dated June 28, 2019 and filed for record in Instrument No. 20190701-0063313, in the Register's Office of Davidson County, Tennessee.

Dated this the 28th day of June, 2019.

Cayce B Bogunia
Cayce B. Bogunia

Justin G Bogunia
Justin G. Bogunia

By Cayce B Bogunia, attorney in fact
Cayce B. Bogunia, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Cayce B. Bogunia** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 28th day of June, 2019.

Notary Public
My Commission Expires: 1/13/20

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Notary Seal)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, Cayce B. Bogunia as Attorney in Fact for Justin G. Bogunia, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person(s) described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as her free act and deed and as the free act and deed of the said Justin G. Bogunia, for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 28th day of June, 2019.

Notary Public
My Commission Expires: 1/13/20

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Notary Seal)