Davidson County DEEDWARR
Recvd: 07/14/09 08:12 2 pgs
Fees:13.00 Taxes:288.23
20090714-0065519

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $$77,900.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF July, 2009.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 3.7.2011
(AFFIX SEAL)

JAMES C. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Thomas J Bukovac 4205 Kevinwood Court Nashville, TN 37013	First Tennessee Bank 300 Court Ave Memphis, TN 38103	Map 16301000400 Parcel

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,

Les Lazarus and Dan Heichelbech

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Thomas J. Bukovac

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:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Hickory Highland Place, Phase 2, of record in Book 9700, page 681 said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Les Lazarus and Dan Heichelbech by Substitute Trustee's Deed from Andrew Tolbird, Trustee of record in Instrument 200905260047959, said Register's Office, dated May 26, 2009. See also, Decree for Redemption filed in Chancery Court on February 23, 2009, and recorded in the Register of Deeds Office in Instrument No. 20090706-0062141, And being the same property conveyed to Ibis Rosales Palma, married by deed from Eva Diaz and husband, Roberto Rodriguez and Ibis Palma and wife Edith Rodriguez of record in Instrument 200506020062520, said Register's Office, dated May 27, 2005.

This being investment property only, and having never been the residence of the grantor(s).

This conveyance is made subject to the following:
1) 2009 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 4205 Kevinwood Court Nashville, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 do 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand(s) this 13th day of July, 2009.

Les Lazarus

Dan Heichelbech

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Les Lazarus and Dan Heichelbech, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of July, 2009.

NOTARY PUBLIC

My Commission Expires: 3-7-2011

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, on 7.13.09.

Notary Public James C. Smith

My Commission Expires: March 7, 2011

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027