SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090047745 DEEDWARR
Recvd: 07/15/09 15:45 2 pgs
Fees: 13.00 Taxes: 455.10
20090715-0066445

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00

Melissa Orr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF July 2009

Michelle Hightower
Notary Public

MY COMMISSION EXPIRES 9-19-2011
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER MICHELLE HIGHTOWER

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency, Inc. (Tennessee Division)
2630 Elm Hill Pike #350
Nashville, TN 37214
615-782-8115

RT9799

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Bucchino Jr.	Thomas Bucchino	072-04-0 157.00 /
(NAME) 1711 Golf Street	(NAME) 1711 Golf Street	
(ADDRESS)	(ADDRESS) Nashville TN 37216	
Nashville TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, Fifth Third Bank, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Thomas Bucchino Jr.,

AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Real estate located in Davidson County, Tennessee, described as follows:

Being Part of Lot No. 23 of Block "A" on the plan of Inglewood Terrace, as of record in Book 1130, Page 1, Register's Office for said County, described according to a survey made by Cantrell and Connell, Engineers, April 3, 1951, as follows:

Beginning on the Southerly margin of Golf Street at the comer of Lots Nos. 23 and 24; thence with the line between said 2 Lots Southeastwardly 150 feet; thence North 57 degrees East 120 feet; thence North 0 degrees 15 minutes West 74 feet; thence North 81 degrees 30 minutes West 178.8 feet to the Southeasterly margin of said Golf Street; thence with same southwestwardly 52 feet 11 inches to the beginning.

Being the same property conveyed to Walter L. Robertson and wife, Frances F. Robertson by Warranty Deed from Vayda C. Donoho, widow, dated December 27, 1978 and recorded December 29, 1978 in Book 5380, Page 237, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Frances F. Robertson and Sondra L. Miller by Quitclaim Deed from Kirk C. Waite, Trustee, dated November 4, 1986 and recorded November 5, 1986 in Book 7031, Page 784, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Fifth Third Bank by Substitute Trustee's Deed from Trustee Management Company as Successor Trustee dated January 13, 2009 and recorded January 20, 2009 in Instrument Number 20090120-0004539, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1711 Golf Street Nashville 37216
(House Number, (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Thomas Bucchino Jr., and his/her/their assigns, forever.

Said Fifth Third Bank, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Fifth Third Bank, has executed this deed this June 11, 2009

Fifth Third Bank

Brad Griffith
Default Manager

STATE OF Ohio

COUNTY OF Hamilton

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Brad Griffith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath(s) acknowledged himself/herself to be the Default Manager respectively of the , the within named bargainor, a corporation, and that he/she as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this June 11, 2009

Commission expires:

Notary Public

NOTARY PUBLIC STATE OF OHIO

HEATHER R. CALHOUN
Notary Public, State of Ohio
My Commission Expires
May 20, 2014

RETURN TO:

2630 Elm Hill Pike #350
Nashville, TN 37214
Phone: 615-782-8115 Fax: 615-782-8118

RT9799