Davidson County	DEEDWARR
Recvd: 01/21/10 11:33	2 pgs
Fees:13.00 Taxes:283.05	
20100121-0005250	

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$$76,500.00
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|20th DAY OF January, 2010.
|
|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 NUMBERS
Thomas Bukovac 2584 Devon Valley Dr Nashville, TN 37221	First TN Bank NA 300 Court Ave 3rd FL Memphis, TN 38103	Map 15006021500 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,

L & H Trust,
Dan Heichelbeck, Trustee of L & H Trust

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

Thomas 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, being Lot No. 2 on the Plan of Charlestowne, as of record in Plat Book 6200, page 220, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Dan Heichelbeck, Trustee of the L & H Trust, by Substitute Trustee's Deed, from Brock & Scott, PLLC, as Substitute Trustee, of record as Instrument No. 20091113-0104825, dated November 9, 2009, said Register's Office.

Investment property only, and has never been the residence of the grantor at any time.

Dan Heichelbeck joins in this conveyance individually to convey any right, title, or claims he may have both as trustee, or individually.

This conveyance is made subject to the following:
1) 2010 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 3204 Anderson Road, Antioch, 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 20th day of January, 2010.

L & H Trustee,
By Dan Heichelbeck, Trustee

Dan Heichelbeck, Individually

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Dan Heichelbeck, 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 20th day of January, 2010.

NOTARY PUBLIC

My Commission Expires: 3-7-2011

JAMES C. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dan Heichelbeck**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the trustee(s) of the **L & H Trust** and acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal at Brentwood, (city), Tennessee, (state), this 20th, day of January 19, 2010.

Notary Public
My Commission expires: March 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 1-20-2010.

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