WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140060090 DEEDWARR
Recvd: 08/15/14 09:23 2 pgs
Fees:13.00 Taxes:1960.63
20140815-0073808

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$529,900.00.**

Affiant

Subscribed and sworn to before me, this the 4th day of August, 2014.

Notary Public

My commission expires: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
William J. Senese	Pinnacle Bank	**Map 14 07 Parcel 027.00**
5111 Granny White Pike	150 3rd Avenue South #900	
Nashville, TN 37215	Nashville, TN 37201	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Michael Buchalski and Deborah Buchalski, as tenants by the entirety, and Stephen Hirschorn, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William J. Senese

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. 2 on the Plan of Hillmont Estates, Section One, of record in Book 3700, Page 100, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Michael A. Buchalski and Deborah Buchalski, as tenants by the entirety as to an undivided 50% interest (the "entirety interest"), and Stephen Hirschorn, married, as to an undivided 50% interest (the "individual interest"), the said individual interest and entirety interest, as they relate to each other, being held as joint tenants with right of survivorship by Deed from Dennis W. Clark, unmarried, of record in Instrument No. 20130627-0065995, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Michael A. Buchalski and Deborah Buchalski, pursuant to a Power of Attorney executed by Michael A. Buchalski on the 23rd day of July, 2014 and Deborah Buchalski on the 16th day of July, 2014, of record in Instrument No. 20140815007380 6, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Stephen Hirschorn, pursuant to a Power of Attorney executed by same on the 17th day of July, 2014, of record in Instrumnent No. 20140815007380 7, Register's Office for Davidson County, Tennessee.

The herein described property is not now nor ever has been the principal place of residence of Stephen Hirschorn or his spouse.

Conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 3700, Page 100, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Restrictive Covenants contained in instrument of record in Book 4074, Page 626, Register's Office for Davidson County, Tennessee. (3) Declaration of Easements for Driveway and Utilities of record in Book 4499, Page 218, said Register's Office. (4) Covenant to pay for one-fifth of maintenance and upkeep of the private roadway and public utility easement as set out in the Deed of record in Book 4903, Page 710, said Register's Office. (5) Agreement for Dedication of Easement for water mains and appurtenances of record in Book 4556, Page 710, said Register's Office. (6) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__X__) Unimproved (____) property, known as **5111 Granny White Pike, Nashville, TN 37215**

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 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/our hand(s) this **4th** day of **August, 2014**.

Michael Buchalski by Jeniste' Bell, Attorney-in-Fact

Stephen Hirschorn by Jeniste' Bell, Attorney-in-Fact

Deborah Buchalski by Jeniste' Bell, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 4th day of August, 2014, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Jeniste' Bell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Michael Buchalski, Deborah Buchalski, and Stephen Hirschorn** and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Michael Buchalski, Deborah Buchalski, and Stephen Hirschorn**, for the purpose therein contained, by signing the name of **Michael Buchalski, Deborah Buchalski, and Stephen Hirschorn,** by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **4th** day of **August, 2014.**

Notary Public

My Commission Expires: 2/13/17

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY