WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/12/15 14:39 2 pgs
Fees:13.00 Taxes:185.00
20150212-0013183

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of February, 2015.

Notary Public

MY COMMISSION EXPIRES: 5/5/15

(AFFIX SEAL)

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Antonio Vincent Johnson	New Owner	08007004600
(NAME)	(NAME)	
3311 Panorama Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Irina Bruck, a single person**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Antonio Vincent Johnson, a single man, 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. 481, on the plan of Bordeaux Hills Sec. Six, as shown on plat of record in Plan Book 3842, Page 10, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Alla Bruck and Irina Bruck, erroneously identifying them as husband and wife by Special Warranty Deed dated 10/24/2008 from The Bank of New York Trust Company, N.A. as Successor to JPMorgan Chase Bank, N.A., as Trustee by Residential Funding Company, LLC,fka Residential Funding Corporation of record in Instrument 200811060110466, Register's Office for Davidson County, Tennessee. Alla Bruck and Irina Bruck are, in fact, mother and daughter; therefore the Special Warranty Deed conveyed to them each a one-half (1/2) undivided interest in the property as tenants in common.

The said Alla Bruck a/k/a Alla F. Bruck died on August 20, 2014 leaving her daughter, the Grantor Irina Bruck, as her sole lawful heir. Accordingly Irina Bruck succeeded to ownership of the one-half (1/2) undivided interest of her mother, Alla Bruck, by intestate succession, thereby vesting sole title and ownership of the Property in her.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 3311 Panorama Drive, Nashville, TN 37218
(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 our hands this 10th day of February, 2015.

Irina Bruck

State of Florida

County of Leon

On this 10th day of February, 2015, before me, a Notary public in and for said County and State, personally appeared Irina Bruck, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual (s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

WITNESS my hand and seal this 10th day of February 2015

Notary Public

My Commission Expires: 10/6/2015

TIFFANY MCNABB
Commission # EE 130237
Expires October 6, 2015
Bonded Thru Troy Fain Insurance 800-365-

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018