THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 170813210** Bill Garrett Davidson County Batch# 8101 **DEEDWARR** 10/04/2017 08:49:55 AM 2 pgs Fees: $13.00 Taxes: $1,789.14 20171004-0101568	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $483,550.00. Affiant Subscribed and sworn to before me, this 29th day of September, 2017. Notary Public My Commission Expires: TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: John Bucko 4120 Estes Road Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116-16-0A-002.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Doris W. Francois, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Bucko, unmarried** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 1-B, together with the appurtenant interest in the common elements of The Garden, a horizontal property regime established by Master Deed of record in Book 5537, Page 793 and amended in Book 5810, Page 168, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the amendment to the Master Deed of record in Book 5810, Page 168 and being located upon Lot No. 1 on the Plan of The Garden of record in Plat Book 5200, Page 224, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Doris W. Francois by Warranty deed from James P. Newman, Trustee of the James P. Newman Revocable Trust dated April 8, 2005, as to a one-half (1/2) undivided interest and Lola D. Newman, Trustee of the Lola D. Newman Revocable Trust dated April 8, 2005, as to a one-half (1/2) undivided interest, as tenants in common of record in Instrument No. 20130102-0000330 Register's Office for Davidson County, Tennessee, dated December 28, 2012 and recorded on January 02, 2013.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 5200, Page 224 and the site plan as Exhibit "B" of record in Book 5810, Page 168, Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the

provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Garden Condominium of record in Book 5537, Page 793 and amended in Book 5810, Page 168 and Instrument No. 20140509-0039947, Register's Office for Davidson County, Tennessee.

By-Laws for The Garden Condominium of record in Book 5679, Page 91 and amended in Book 5714, Page 761, in the Register's Office for Davidson County, Tennessee.

Charter for The Garden Condominium of record in Book 5815, Page 975 and Book 8837, Page 614, in the Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

This is improved property located at 4120 Estes Road Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of September, 2017.

Doris W. Francois

Doris W. Francois

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Doris W. Francois, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of September, 2017.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018