Bill Garrett Davidson County
Batch# 32688 DEEDWARR
12/04/2017 11:55:56 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20171204-0123346

THIS DOCUMENT PREPARED BY Bryan Howard Howard Mobley Hayes & Gontarek, PLLC 2319 Crestmoor Road Nashville, Tennessee 37215 (615) 627-4444	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(F).**

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers:
John J. Bucko, Trustee 4122 Estes Rd. Nashville, TN 37215	SAME	116-16-0A-002.00-CO

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, John J. Bucko, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, has bargained and sold, and by these presents does transfer and convey unto John J. Bucko, Trustee of the John J. Bucko Revocable Trust dated July 13, 2015, as amended from time to time, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors, heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantee.

2. Any matters of record.

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's successors, heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said real property, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantee, the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 28th day of November, 2017.

John J. Bucko

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John J. Bucko, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 28th day of November, 2017.

Notary Public

My Commission Expires:

DIANNE JAYNES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2020

EXHIBIT A

Legal Description

All that certain property situated in the County of Davidson and State of Tennessee, being 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 John J. Bucko, unmarried, by deed from Doris W. Francois, unmarried, of record as Instrument No. 20171004-0101568, Register's Office for Davidson County, Tennessee.

This is improved property known as 4120 Estes Road, Nashville, Tennessee 37215.