Prepared By & Return To:
Evolve Title & Escrow, LLC
7984 Coley Davis Road, Ste. D
Nashville, TN 37221
2018010010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st day of February 2018.

Notary Public

Commission Expiration: 05/03/21

MARILYN GRAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2021

Bill Garrett Davidson County
Batch# 61721 DEEDWARR
02/23/2018 08:27:06 AM 2 pgs
Fees: $13.00 Taxes: $851.00
20180223-0017139

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
James Michael Malkiewicz Jr. 1014 Falls Avenue Madison, TN 37115	SAME AS NEW OWNER.	052 09 0 018.00

WARRANTY DEED

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, I/WE,

Thomas Bucchino III and Christine Bucchino

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Michael Malkiewicz Jr. a single person

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. 1 on the plat of the resubdivision of Lots 9, 10, 11 and Reserve Tract of Montague Valley of Rest of the record in Book 4955, Page 102 Register's Office for Davidson, more fully described as follows:

Said Lot No. 1 fronts 63.09 feet on the Northwesterly margin of Falls Avenue and extends back 201.21 feet on the southwesterly line and 220.92 feet on the northeasterly line to a dead line in the rear measuring 60.00 feet thereon.

Being the same property conveyed to Thomas W. Bucchino III herein by Cash Deed dated July 18, 2014 as Instrument number 20140721-0064310 in said Register's Office for Davidson County, Tennessee.

TB
CB

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 1014 Falls Avenue, Madison, TN 37115

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 this 21st day of February 2018.

Thomas Bucchino III

Christine Bucchino

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of February 2018, before me personally appeared **Thomas Bucchino III and Christine Bucchino**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 21st day of February 2018.

MARILYN GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

Notary Public

Commission Expiration: 05/03/21