Karen Y Johnson Davidson County
Batch# 173464 DEEDWARR
12/12/2018 03:17:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20181212-0121127

WARRANTY DEED

MAIL RECORDED DEED TO:

MARIA M. L. SCHWARTZ
DIMONTE & LIZAK, LLC
216 W. HIGGINS ROAD
PARK RIDGE, IL 60068

OWNER (SEND TAX BILLS TO):

BRUNO J. TASSONE, TRUSTEE
6625 COCHISE DRIVE
INDIAN HEAD PARK, IL 60525

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND 00/100 Dollars ($ 10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, BRUNO J. TASSONE, a married man (herein, "Grantor"), whose address is 6625 Cochise Drive, Indian Head Park, IL 60525, hereby sells, transfers and conveys to BRUNO J. TASSONE, TRUSTEE, or any successors in trust, under the BRUNO J. TASSONE DECLARATION OF TRUST dated July 14, 1988 and any amendments thereto (herein, "Grantee"), whose address is 6625 Cochise Drive, Indian Head Park, IL 60525, all of Grantor's interest in and to the following described real property located in Williamson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 6680 Nolensville Pike, Brentwood, TN 37027

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever.

AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against all lawful claims whatever.

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(F) as it is a transfer to a revocable living trust.

PIN NO: Map 181, Parcel 253

This Instrument Prepared By: JOHN NORMAN, ESQ.
C/O U.S. DEEDS, P.A.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 28th day of November, 2018.

GRANTOR:

Bruno J. Tassone

STATE OF Illinois
COUNTY OF Cook

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Bruno J. Tassone, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of November, 2018.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 7/17/20

OFFICIAL SEAL
SAMANTHA HINCHLEY
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 07/17/20

OATH OF CONSIDERATION

STATE OF Illinois
COUNTY OF Cook

The actual consideration or value, whichever is greater, for this transfer is $ 10.00.

Grantee:

Bruno J. Tassone Declaration of Trust dated July 14, 1988

Bruno J. Tassone, Trustee

Subscribed and sworn to under oath before me, this 28th day of November, 2018 by Bruno J. Tassone, as Trustee of Bruno J. Tassone Declaration of Trust dated July 14, 1988.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 7/17/20

OFFICIAL SEAL
SAMANTHA HINCHLEY
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:07/17/20

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Mill Creek Towne Centre Subdivision, as of record in Instrument No. 200512300156533, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to NENR Investments, LLC, by deed from Legg Investments-Nolensville, LLC, of record in Instrument No. 200607180086537, Register's Office for Davidson County, Tennessee.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Williamson County, Tennessee, as Instrument No. 20061004-0123030 on October 4, 2006.

PIN NO: Map 181, Parcel 253

STREET ADDRESS: 6680 Nolensville Pike, Brentwood, TN 37027

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

True Copy Certification

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

Debra Salce
Signature

State of Florida

County of Hillsborough

Personally appeared before me, Linda L. Bell, a notary public for this county and state, [Debra Salce] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Linda L Bell
Notary's Signature LINDA L. BELL

My Commission Expires:
Notary' Seal (if on paper)

LINDA L. BELL
MY COMMISSION # GG 023954
EXPIRES: September 19, 2020
Bonded Thru Notary Public Underwriters