BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 787756 DEEDWARR
01/11/2022 02:56:57 PM 2 pgs
Fees: $13.00 Taxes: $2,941.50

20220111-0003666

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $795,000.00

Laura Trail
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7th DAY OF January, 2022.

JOSEPH WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Notary Public

MY COMMISSION EXPIRES: 4/27/2025 (AFFIX SEAL)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Edward Bucchi and Heather Nicole Bucchi	Michael Bucchi	
(NAME) 1500 Dresden Circle	(NAME) 200 East Randolph St #5100	145-03-0-022.00
(ADDRESS) Nashville, TN 37215	(ADDRESS) Chicago, IL 60601	
(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, WE, **LAMORINDA PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL EDWARD BUCCHI AND HEATHER NICOLE BUCCHI, HUSBAND AND WIFE,** 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. 23 on the Plan of Roselawn Estates, Section 2 of record in Plat Book 3106, Page 86, 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 Phillip Daniel Hayes by Warranty deed from Joyce L. Sullivan, unmarried of record in Instrument No. 20211116-0152356 Register's Office for Davidson County, Tennessee, dated November 12, 2021 and recorded on November 16, 2021.

Being the same property conveyed to Lamorinda Properties, LLC, a Tennessee Limited Liability Company by Warranty Deed from Phillip Daniel Hayes, married, dated January 7, 2022, of record in Instrument No. 20220111-0003655, Register's Office for Davidson County, Tennessee.

Being also known as 1500 Dresden Circle, Nashville, Tennessee 37215.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 1500 Dresden Circle, Nashville, TN 37215
(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 al persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of ary gender shall be applicable to all genders.

Witness my hand this 7th day of January, 2022

LAMORINDA PROPERTIES, LLC

BY: _____

DYLAN POTTER, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Dylan Potter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be an Authorized Agent of Lamorinda Properties, LLC, and that he as such Authorized Agent of Lamorinda Properties, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Authorized Agent of Lamorinda Properties, LLC.

Witness my hand and official seal this 7th day of January, 2022.

Commission expires: 4/27/2025

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

_____

Notary Public