BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 856405 DEEDWARR
05/17/2022 09:45:03 AM 2 pgs
Fees: $13.00 Taxes: $17,020.00

20220517-0056468

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

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th DAY OF MAY, 2022.

Notary Public

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

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
Paul F. Bucchi		
(NAME)	(NAME)	131-07-0-042.00
2728 E. Blackhurst Rd.	NEW OWNER	131-07-0-043.00
		137-07-0-044.00
		131-06-0-051.00
(ADDRESS)	(ADDRESS)	
Midland, MI 48642		
(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, I, **JAMES A. MCKANNA, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PAUL F. BUCCHI, A MARRIED MAN**, 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:

Tract 1 - (Parcel 131-07-0-043.00 - 4509 Shys Hill Rd., 131-07-0-044.00 - 4511 Shys Hill Rd., and 131-07-0-051.00 - 0 Burtonwood Dr).

Land in Davidson County, Tennessee, being Lots Nos. 4 and 5 on the Plan of Seven Hills, Section 5, of record in Book 2854, page 108, amended in Book 5153, Page 192, Register's office for said County, and two tracts of land located west thereof and adjacent thereto, described together according to a survey made by John B. Kohl, III, Registered Land Surveyor, Tennessee No. 100, dated August 17, 1977, Job No. W2-15888-V, as follows:

Beginning at the front common corner of Lots Nos. 3 and 4 on said plan of Seven Hills, Section 5 in the Westerly margin of Shy's Hill Road thence with the westerly margin of Shy's Hill Road (1) Southwardly 136.5 feet and (2) along a slight curve to the left Southwardly, passing the front common corner of said Lots Nos. 4 and 5 at 15.6 feet, a total distance along said curve of 173.5 feet to the Southeast corner of said Lot No. 5 thence with the Southerly line of said Lot No. 5 South 78 degrees 13 minutes West 255.8 feet to the Southwest corner of said Lot No. 5 thence North 65 degrees 30 minutes West 103.4 feet thence North 8 degrees 12 minutes East, passing the Southerly terminus of the Northerly segment of the Westerly lines of said Lot No. 5 at 86.0 feet and continuing with the Northerly segment of the Westerly lines of said Lot No. 5, a total distance along this call of 121.0 feet thence North 44 degrees 01 minutes West 168.1 feet and North 58 degrees 13 minutes West 166.07 feet to the center of proposed Burtonwood Lane thence with the center of proposed Burtonwood Lane North 31 degrees 47 minutes East 78 feet; thence South 88 degrees 45 minutes East 256 feet to the Westerly line of said Lot No. 3; thence with the Westerly line of said Lot No. 3 South 8 degrees 12 minutes West 67.0 feet to the rear common corner of said Lots Nos. 3 and 4; thence with the line between said Lots Nos. 3 and 4 Eastwardly 282.0 feet to the point of beginning.

Being the same property conveyed to James A. McKanna and wife, Vivien A. Casagrande by Warranty deed from George P. Van and wife, Janine Van of record in Book 6701, page 824, Register's Office for Davidson County, Tennessee, dated October 17, 1985 and recorded on November 05, 1985.

Tract 2 - (Parcel 131-07-0-042.00 - 4507 Shys Hill Rd.).

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Seven Hills, Section 5, of record in Book 2854, page 108, in the Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning on the Westerly margin of Shy's Hill Road at the corner of Lot Nos. 3 and 4; thence with the line between said two lots westwardly 282 feet to the rear corner of Lot Nos. 3 and 4; thence with the rear line of Lot No. 3, North 8 degrees 12 minutes East 138 feet to a point, the rear corner of Lots 2 and 3; thence Eastwardly with the line between said two lots 264.1 feet to a point in the Westerly margin of Shy's Hill Road front corner of Lot Nos. 2 and 3; thence Southerly along the West margin of Shy's Hill Road 173 feet to the point of beginning.

Being the same property conveyed to James A. McKanna and wife, Vivien A. Casagrande by Warranty deed from Robert G. Lakins and wife, Laura Jane Lakins of record in Book 7314, page 120, Register's Office for Davidson County, Tennessee, dated July 31, 1987 and recorded on August 03, 1987.

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 4507 4509 & 4511 Shys Hill Rd & 0 Burtonwood, 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 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 16th day of May, 2022

JAMES A. MCKANNA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James A. McKanna, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of May, 2022.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public