BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 856407 DEEDWARR
05/17/2022 09:47:53 AM 2 pgs
Fees: $13.00 Taxes: $5,550.00

20220517-0056472

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,500,000.00

Affiant

SUBSCRIBED AND SWORN TO BY AFFIANT THIS 16TH DAY OF MAY, 2022.

D. ANN POTTER
STATE OF TENNESSEE
Notary Public
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: 11-3-2025

MY COMMISSION EXPIRES: (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 Bucchi		
(NAME)	(NAME)	
2728 E Blackhurst Rd.	NEW OWNER	145-02-0A-001.00-CO & 145-02-0E-002.00-CO
(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, WE, **JAMES A. MCKANNA, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PAUL 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: 145-02-0A-001.00CO

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Plat, Resubdivision of Lot 327 Seven Hills, Section 8 and Lot 1 McKanna Consolidation Subdivision of record in Plat at Instrument No. 20181008-0099475, 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 a portion of the same property conveyed to HTG LLC by Quitclaim deed from NovusWay, Inc. of record in Instrument No. 20170310-0023974 Register's Office for Davidson County, Tennessee, dated February 17, 2017 and recorded on March 10, 2017.

Being a portion of the same property conveyed to James A. McKanna by Quitclaim deed from HTG LLC of record in Instrument No. 20180228-0018787 Register's Office for Davidson County, Tennessee, dated February 28, 2018 and recorded on February 28, 2018.

Tract 2: 145-02-0E-002.00CO

Land in Davidson County, Tennessee, being Unit 2 of the 4604 Mountainview Drive Homes, a Horizontal Property Regime with Private Elements, as depicted on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for 4604 Mountainview Drive Homes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20190830-0087720, as amended in Instrument No. 20191213-0128852, as corrected in Instrument No. 202000706-0072302, and as amended in Instrument No. 20200609-0058768, 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 a portion of the same property conveyed to James A. McKanna by Warranty Deed from Jay Newman, Executor of The Estate of Sidney Fleischer of record in Instrument No. 20171212-0126764, Register's Office for Davidson County, Tennessee, dated December 02, 2017 and recorded on December 12, 2017.

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.

This is improved / unimproved x property, known as 1480 Georgetown Ct & 4604 B Mountainview Dr, 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

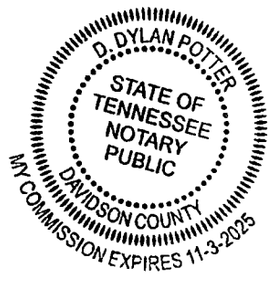
STATE OF TENNESSEE

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:



Notary Public