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

# WARRANTY DEED

BOX 10-A

Davidson County DEEDWARR
Recvd: 08/29/06 10:50 2 pgs
Fees:13.00 Taxes:743.70

20060829-0106562

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $201,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Scott Bastoky | American Mortgage Express | Map 156 |
| (NAME) 7828 St Hwy 100 | (NAME) 136 Gaither Drive | Parcel 18 |
| (ADDRESS) Nashville, TN 37221 | (ADDRESS) Mount Laurel, NJ 08054 | |
| (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, **TODD M. PHILSON AND WIFE, AVA P. PHILSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SCOTT BASTOKY AND WIFE, RHONDA BASTOKY,** 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 the 9th Civil District of Davidson County, Tennessee, being Lot No. 5 on the Plan of Harpeth Heights, Section 2, not of record, described according to a survey made by Hal R. Swann, Jr., Surveyor, January 26, 1959, as follows:

Beginning on the northerly margin of Highway 100 at the southwest corner of the property conveyed to John B. Hill and wife, by deed from E. U. Buchi and wife, of record in Book 2147, page 289, Register's Office for Davidson County, Tennessee, and also being the corner of Lots No. 4 and 5; thence with the line between said two lots, northwesterly 211.2 feet; thence southwesterly 160 feet to the corner of Lots No. 5 and 6; thence with the line between said two lots, southeasterly 223.5 feet to the northerly margin of Highway 100; thence with the same, northeasterly 160 feet to the beginning.

Being the same property conveyed to Todd M. Philson and wife, Ava P. Philson, by deed dated April 29, 1996 from Dorothy A. Mills, widow, of record in Book 10041, page 676, said Register's Office.

This conveyance is subject to (a) 2006 real property taxes which have been prorated and assumed by the grantee(s) and (b) easement of record in Book 10752, page 953, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 7828 St Hwy 100, Nashville, TN 37221

(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 our hands this 28th day of August, 2006.

Todd M. Philson

Ava P. Philson By Todd M. Philson, Attorney in Fact

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 Todd M. Philson 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 at Nashville, Tennessee this 28th day of August, 2006.

Commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of August, 2005, before me personally appeared Todd M. Philson, to me known to be the person who executed the foregoing instrument on behalf of Ava P. Philson and acknowledged that he executed the same as the free act and deed of Ava P. Philson.

Witness my hand and official seal at Nashville, Tennessee this 28th day of August, 2006.

Commission expires:

Notary Public