Davidson County DEEDWARR
Recvd: 02/01/07 11:35 2 pgs
Fees:13.00 Taxes:1406.00
20070201-0013304

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2007.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

Mitchell A. Watts, Attorney at Law
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP
Miles Adcox	ABN AMRO	156-00-0
7828 Highway 100	2600 W. Big Beaver Rd.	GROUP
Nashville, Tennessee 37221	Troy, MI 48084	PARCEL 018.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ********* Three Hundred Eighty Thousand Dollars and Zero Cents ($380,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Scott Bastoky and wife, Rhonda Bastoky, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Miles Adcox, _____, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

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 160.0 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 160.0 feet to the beginning.

BEING the same property conveyed to Scott Bastoky and wife, Rhonda Bastoky, by deed dated August 28, 2006, from Todd M. Philson and wife, Ava P. Philson, of record as Instrument No. 20060829-0106562 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to covenants, conditions, restrictions, reservations and, easements contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantee herein.

This is:

unimproved ☐

improved ☒ property known as 7828 Highway 100, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns forever; and we do covenant with the said

Grantee 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 Grantee, his/her 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 31st day of January 2007.

Scott Bastoky

Rhonda Bastoky

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Scott Bastoky and Rhonda Bastoky, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of January 2007.

Mitchell A. Watts Notary Public

My commission expires: 9/30/2009

