Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

STATE OF TENNESSEE }
COUNTY OF Davidson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,250,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August, 2011.

NOTARY PUBLIC

My Commission expires: My Commission Expires September 9, 2014

EMBER DUNN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
**MOUNTAIN LAW GROUP, LLC**
**1616 WESTGATE CIRCLE, BRENTWOOD TN 37027**
**Telephone: 615.844.6161 Facsimile: 888.422.5090**

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
|---|---|---|
| A. Wilson Sisk, Jr<br>3817 Whitland Avenue<br>Nashville, TN 37215 | Same | 104-13-0-002 |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, we,

**The Baskin Company, LLC**

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto

**A. Wilson Sisk, Jr, unmarried**

hereinafter called the **GRANTEES**, their successors, heirs and assigns, all of **GRANTORS'** right, title and interest in and to a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the westerly 20 feet of Lot No. 1 and the easterly 55 feet of Lot No. 2 of Block "E" on the Map of Whitland Realty Company's Subdivision of record in Plat Book 332, page 141, Register's Office for Davidson County, Tennessee.

Said part of Lots 1 and 2 front together 75 feet on the southerly side of Whitland, formerly Bowling Avenue, and run back between parallel lines 200 feet to a dead line.

Being the same property conveyed to THE BASKIN COMPANY, LLC, by deed from NATIONWIDE TRUSTEE SERVICES, INC, AS SUBSTITUTE TRUSTEE, of record as Instrument No. 20080619-0063212, dated April 28, 2008, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20110050105 DEEDWARR
Recvd: 08/16/11 08:58 2 pgs
Fees:13.00 Taxes:4625.00

20110816-0063017

This conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, easements and right-of-way for public utilities.

County and/or City taxes for the year 2011, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 3817 Whitland Avenue, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with all the appurtenances, estate, title, hereditaments and interest thereto belonging to the said **GRANTEES**, their heirs, successors and assigns in fee simple forever.

**GRANTORS** covenant with said **GRANTEES** that **GRANTORS** are lawfully seized and possessed of said land in fee simple, have full power and lawful authority to sell and convey the same, and that the same is free, clear and unencumbered, unless otherwise set out herein. **GRANTORS** do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the **GRANTEES**, its successors 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.

IN WITNESS WHEREOF, **GRANTORS** have caused this instrument to be executed on this 15th day of August, 2011.

**"GRANTORS"**

The Baskin Company, LLC

By: Roger S. Baskin
Authorized Signature

**ACKNOWLEDGMENT:** All acknowledgments shall be under the seal of office of the officer taking same.

STATE OF TENNESSEE )
COUNTY OF Williamson )

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Roger S. Baskin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be president (or other officer authorized to execute the instrument) of The Baskin Company, LLC, the within named bargainor, a corporation/limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation/limited liability company as president (or other authorized officer).

Witness my hand, at office, this 15th day of August, 2011.

My commission expires: 5/8/2012 {Seal}

Notary Public

PATRICIA G. HOGGES NOTARY PUBLIC DAVIDSON COUNTY, TENN. LARGE

My Commission Expires 5/8/2012