WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140006014 DEEDWARR
Recvd: 01/27/14 12:42 2 pgs
Fees:13.00 Taxes:2405.00

20140127-0007281

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Coreen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JANUARY, 2014.

Valerie L. Kane
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

VALERIE L. KANE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Comm. Expires 2017

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sean Baskin	Sean Baskin	106-09 70.00
(NAME)	(NAME)	
1211 Foster Avenue	1211 Foster Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN 37210	
(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, **A B Family, L.P.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sean Baskin**, 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:

Beginning at an existing concrete monument on the westerly margin of Foster Avenue at a point that is 234.64' southerly from the southerly end of the southwesterly return curve of Foster Avenue and Kelvington Boulevard and proceeding as follows: S 1° 58' 00" W a distance of 110.00' to a point; thence N 88° 02' 00" W a distance of 199.59' to a point; thence N 2° 22' 56" E a distance of 109.89' to an existing iron pin; thence, S 88° 04'00" E a distance of 198.79' to the point of beginning and containing 21,900 square feet or 0.503 of an acre.

Being the same property conveyed to L. C. Anderson, Jr. and George W. Holder, by Warranty Deed from R & L Truck & Equipment Co., Inc., a Tennessee corporation, dated August 18, 1978, of record in Book 5326, page 819, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to L.C. Anderson, Jr., by Trustee's Deed from William Lamar Newport, Trustee for the Bankruptcy Estate of George W. Holder, Jr., dated June 25, 1993, of record in Book 8994, page 176, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to A B Family, L.P., by Quitclaim Deed from L. C. Anderson, Jr., dated December 18, 1997, of record in Book 10733, page 297, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2014, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plat of record in Book 5190, page 166; Easement for sewer and/or drainage of record in Book 4826, page 582, and Certificate of Limited Partnership of record in Book 10750, page 517, amended in Instrument No. 20101025-0085441, all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1211 Foster Avenue, Nashville, TN 37210
(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 22nd day of January, 2014.

A B Family, L.P.

By: L.C. Anderson, Jr., Limited Partner

By: William L. Butler, Limited Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared L.C. Anderson, Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be a Limited Partner of A B Family, L.P. the within named bargainor, a Tennessee limited partnership, and that he as such Limited Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by the said L. C. Anderson, Jr., as such Limited Partner.

Witness my hand and official seal at Franklin, Tennessee, this 22nd day of January, 2014.

Notary Public

My Commission Expires: 6-4-17

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Wiliam L. Butler, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be a Limited Partner of A B Family, L.P. the within named bargainor, a Tennessee limited partnership, and that he as such Limited Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by the said William L. Butler, Jr., as such Limited Partner.

Witness my hand and official seal at Franklin, Tennessee, this 22nd day of January, 2014.

Notary Public

My Commission Expires: 6-4-17

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017