WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/03/17 14:04 2 pgs
Fees:13.00 Taxes:1480.00
20170203-0011867

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER **$400,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2 DAY OF February 2017, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MAXINE J. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 100
Nashville, TN 37211

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP - PARCEL NO(S)
Kent Basile	Farmington Mortgage, A Division of Capstar Bank	081-16-0J-001.00-CO
(Name)	(Name)	
1405 A Arthur Avenue	2002 RIchard Jones Rd, Suite 300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DY PROPERTIES II, LLC** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KENT BASILE, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit A, as shown on the map entitled the Declaration of Covenants, Conditions and Restrictions for 1405 Arthur Avenue Townhomes, of record in Instrument No. 20150923-0096514, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to DY PROPERTIES II, LLC, by deed from ROGER W. EVANS, SR. AND WIFE, GLORIA A. EVANS, of record as Instrument No. 20050509-0052148 and corrected by Scrivener's Affidavit of record as Instrument No. 20050815-0096338, dated May 5, 2005, said Register's Office.

Being a portion of the same property conveyed to DERON JENKINS, UNMARRIED, by Quitclaim Deed from DY PROPERTIES II, LLC, of record as Instrument No. 20060117-0005808, dated January 6, 2006, said Register's Office.

Being a portion of the same property conveyed to DY PROPERTIES II, LLC, by Quitclaim Deed from DERON JENKINS, UNMARRIED, of record as Instrument No. 20060217-0019336, dated January 6, 2006, said Register's Office.

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.

Executed by my hand this 2 Day of February 2017.

DY PROPERTIES II, LLC

BY: _____
DeRon Jenkins, Managing Member

STATE OF Tennessee

County OF Davidson

I, Maxine J. Rucker, a Notary Public for the above County and State, do hereby certify that DeRon Jenkins, Managing Member of DY Properties II, LLC, personally appeared before me this day and acknowledged the due execution of the foregoing instrument as such Managing Member.

Witness my hand and official seal, this the ~~31st~~ 2 of ~~January~~ February, 2017.

_____
Notary Public

MAXINE J. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

Certificate of Authenticity

I, Jennifer Chandler- Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler-Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

MAXINE J. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

Please return to
Logos Realty Closing Services Inc.
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