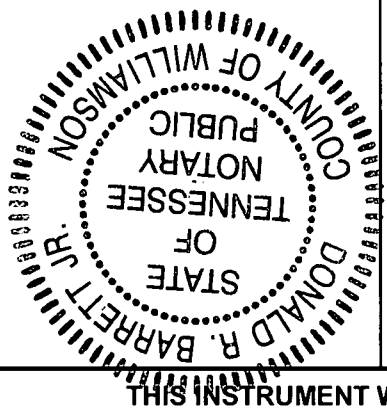
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/27/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stefan Baskin	New Owner	082 09 0 224.00
(NAME)	(NAME)	
1612 Westgate Circle, Suite 221		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Samuel G. Boyer and Kimberly A. Boyer, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Stefan Baskin**, hereinafter called the GRANTEE(S), his heirs and/or 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 Forty feet of Lot 23 on the Plan of H.W. McGavock's Plan of Lots in North Nashville of record in Deed Book 17, Page 640, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Said Lot fronting on 2nd Avenue North formerly known as Market Street beginning at William Maskey's North East Corner and Running thence West with said Maskey's Line to the Rear of said Lot 23, thence North Forty feet to a Stake, thence East to Market Street, thence South Forty feet to the beginning.

Being the same property conveyed to Samuel G. Boyer and Kimberly A. Boyer, husband and wife, by Warranty Deed from Jonathan Edelhuber and Julia Edelhuber, husband and wife, dated March 29, 2013 and recorded April 1, 2013 of record in Instrument No. 20130401-0030999, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO TO THE FOLLOWING:

Taxes for 2017 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Deed Book 17, Page 640, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record

unimproved ☐

BILL GARRETT, Davidson County
Trans: T20170058029 DEEDWARR
Recvd: 07/07/17 10:23 2 pgs
Fees: 13.00 Taxes: 1572.50



20170707-0068362

This is improved ☑ property, known as 1311 2nd Avenue N, Nashville, TN 37208
(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 GRANTEE(S), his heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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(S), his heirs and/or 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 30th day of June, 2017.

Samuel G. Boyer

Kimberly A. Boyer

State of Tennessee
County of Williamson

Personally appeared before me Samuel G. Boyer and Kimberly A. Boyer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of June, 2017.

Notary Public Donald R. Barrett
My Commission Expires: 8/27/17

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

DONALD R. BARRETT JR. NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON