WARRANTY DEED

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 12-20-2020

File #121647

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of December, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Return to:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kolbrin Daniel Vitek Bailey Price Baldwin	F + M Bank	08303017900
(NAME)	(NAME)	
118 Rosebank Ave.	10 Cadillac Dr. Ste 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 35440 **DEEDWARR**
12/08/2017 11:37:06 AM 2 pgs
Fees: $13.00 Taxes: $1,443.00

20171208-0125481

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 considerations, the receipt of which is hereby acknowledged, I, **J.W. Barret, Trustee of The Sask Nash Trust,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kolbrin Daniel Vitek and Bailey Price Baldwin, as joint tenants with right of survivorship,** 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:

Land in Davidson County, Tennessee, being on half of Lot No. 6, on the Map of W.S. Ashworth's Subdivision of Lot No. 47, and other lots in the town of Brownsville, as of record in Book 161, Page 153, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 6 fronts 50 feet on the north side of Rosebank Avenue and runs back between Parallel lines 160 feet to an alley.

Being the same property conveyed to J.W. Barrett, Trustee of The Sask Nash Trust by Quitclaim Deed from Quentin Bass, of record in Instrument No. 20160802-0079680, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 118 Rosebank Ave., Nashville, TN 37206
(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/our hands this 1st day of December, 2017.

J.W. Barret, Trustee of The Sask Nash Trust

State of Tennessee
County of

WITNESS my hand and seal this 1st day of December, 2017.
On this the 1st day of November, 2017, before me, personally appeared J. W. Barret as Trustee of The Sask Nash Trust, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

In Witness Whereof, I have hereunto set my hand and notarial seal.

Notary Public
My Commission Expires: does not expire (being a solicitor)

File No.: 12647

Lincoln R. Crooks
Barrister & Solicitor

LINCOLN CROOKS
Notary Public
SASKATCHEWAN