Record & Return To:
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-1372

Bill Garrett Davidson County
Batch# 60278 DEEDWARR
02/20/2018 11:15:09 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00
20180220-0015876

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $320,000.00

X Judy J Hawkins
Affiant

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

Subscribed and sworn to before me, this the 15th day of February, 2018

Notary Public
My Commission Expires: 2-25-20

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Rocky Run Enterprises, LLC 9152 Jones Court Brentwood, TN 37027	Rocky Run Enterprises, LLC 9152 Jones Court Brentwood, TN 37027	104-02-0H-005.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Kent Basile, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Rocky Run Enterprises, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain condominium apartment situated in Davison County, Tennessee, being Unit No. 5, on the Plan of West Park Place, a Condominium Development, of record in Book 6900, page 202, Register's Office for Davidson County, Tennessee, together with all the rights, benefits, responsibility and a proportionate share in the West Park Place Condominium Homeowners Association, as set out in the Master Deed and By-Laws of record in Book 7120, page 792, and as amended in Book 7276, page 824, said Register's Office, to which reference is hereby made for a more complete and accurate description as to details and location of said Unit.

Being the same property conveyed to Kent Basile, an unmarried man by Warranty Deed from Peggy J. Shuster, an unmarried woman, dated October 13, 2015, recorded October 15, 2015, of record in Instrument No. 20151015-0105119, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **130 Acklen Park Drive, Nashville, TN 37203.**

This conveyance is made subject to 1) Property taxes for the year 2018 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 their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 15th day of February, 2018.

GRANTOR:

Kent Basile

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kent Basile, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of February, 2018.

Rachel Marie Collins
Notary Public
My Commission expires: 3-21-20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM