WARRANTY DEED

Bill Garrett Davidson County
Batch# 72897 DEEDWARR
03/26/2018 09:14:24 AM 2 pgs
Fees: $13.00 Taxes: $490.25

20180326-0027904

File #12907
Return to:

State of Tennessee
County of DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th day of March, 2018

Notary Public

MY COMMISSION EXPIRES: 2-16-19

(AFFIX SEAL)

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
Kent Basile	NEW OWNER	081160245000
(NAME)	(NAME)	
1032 Scovel Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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/WE, **William R. McCarty, Jr., Trustee of the William R. McCarty, Jr. Living Trust,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kent Basile,** _____, 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:

Being the east 25 feet of Lot No. 40 and the west 5 feet of Lot No. 41 on the Plan of McGavock's Addition to the Town of Nashville, as of record in Book 21, Page 23, Register's Office for said County.

Said parts of said lots adjoin and front together 30 feet on the north side of a Scovel Street, and runs back between parallel lines 150 feet to an alley.

Being a portion of the property conveyed to The William R McCarty, JR Living Trust by deed of record in Instrument Number 20110524-0039740.

unimproved ☐

This is improved ☑ property, known as 1032 Scovel Street, 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 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 20th day of March, 2018.

Wm R McCarty, Jr. Trustee of the Wm R McCarty Living Trust

William R. McCarty, Jr., Trustee of the William R. McCarty, Jr. Living Trust

State of Tennessee
County of Davidson

On this the 20th day of March, 2018, before me, personally appeared William R. McCarty, Jr. as Trustee of the William R. McCarty, Jr. Living Trust, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.
WITNESS my hand and seal this 20th day of March, 2018.

Notary Public
My Commission Expires: May 9, 2021

File No.: 12907

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 9, 2021