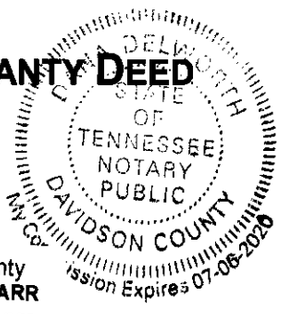
WARRANTY DEED



State of Tennessee
County of ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 14th day of June, 2018.

(Affix Seal)
My Commission Expires:

Notary Public

Bill Garrett
Batch# 129715
08/16/2018 10:24:28 AM
Fees: $13.00 Taxes: $1,184.00

Davidson County
DEEDWARR
2 pgs

20180816-0081183

THIS INSTRUMENT WAS PREPARED BY ~~and PLEASE RETURN TO:~~
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Kent T. Basile 130 Acklen Park Drive Nashville, TN 37203	NEW OWNER	08116056300

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 consideration, the receipt of which is hereby acknowledged, I/we, **Deneke Burford and Tyae Burford,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Kent T. Basile**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, said premises being further described as follows:

Tract 1:
Beginning at a point 180 feet north on the north margin of Jackson Street; running thence westwardly 140 feet to a 10-foot alley; thence No. 7 of said plan; thence eastwardly, parallel with the first line 140 feet to the margin of 11th Avenue North; thence southwardly 60 feet to the beginning.

Tract 2:
Being the north 30 feet of Lot No. 5 in the Narcissa Smith Subdivision of Lot 176 in the McNairy Mansion House Tract, as of record in Book 9, page 1, Register's Office for said County. Said part of Lot No. 5 fronts 30 feet on the west side of 11th Avenue North, to an alley, and being part of the property described by deed of record in Book 4142, page 647, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William H. Burford (now deceased) from Alan Garfinkle and Joel S. Garfinkle by Warranty Deed dated August 6, 1984 and recorded September 10, 1984 in Book 6378, page 69, Register's Office for Davidson County, Tennessee.

William H. Burford died July 19, 2011 in Riverside County, Riverside California. Per Affidavit of Heirship of record in Instrument #20180816-0081182, heirs-at-law are Deneke Burford and Tyae Burford

( ) **unimproved**
This is (X) improved property know as 1009 and 1001 11th Avenue N, Nashville, TN 37206.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, their heirs and assigns, against the lawful claims of all

Deneke Burford by George H. Thompson, III, POA
Deneke Burford, by George H. Thompson, III, Attorney in Fact

Tyae Burford by George H. Thompson, III, POA
Tyae Burford, by George H. Thompson, III, Attorney in Fact

POA in 20180713-0068189, RODC

STATE OF TENNESSEE
COUNTY OF Davidson

On this 17th day of July. 2018, personally appeared before me, the undersigned authority a Notary Public within and for said County and State aforesaid, personally appeared **George H. Thompson, III**, with whom I am personally acquainted and who upon his oaths acknowledged himself to be the Attorney in Fact for **Deneke Burford and Tyae Burford** and as such Attorney in Fact for **Deneke Burford and Tyae Burford**, she executed the foregoing instrument for the purposes contained therein and who further acknowledged that he is the Attorney in Fact under a Power of Attorney for **Deneke Burford and Tyae Burford** and is authorized by **Deneke Burford, and Tyae Burford** to execute this instrument on behalf of **Deneke Burford and Tyae Burford.**

Witness my hand and official seal on this 17th day of July, 2018.

Notary Public
My Commission Expires: 6-30-2019

