WARRANTY DEED

Bill Garrett Davidson County
Batch# 134191 **DEEDWARR**
08/28/2018 01:52:04 PM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20180828-0085265

M-KW-18-1009-1011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Aquila Properties, LLC	**NEW OWNER**	
(NAME)	(NAME)	**081-16-0-563.00**
P.O. Box 330178		**081-16-0-564.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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 consideration, the receipt of which is hereby acknowledged, **KENT BASILE, UNMARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AQUILA PROPERTIES, LLC, AN ALABAMA LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

TRACT I:
Being Lot No. 6 on the plan of Narcissa Smith property lying on the west side of 11th Avenue North, formerly Cumberland Street, described as follows:

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 northwardly with the east margin of said alley, to the line of Lot 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 II:
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, formerly Cumberland Street, and runs back between parallel lines 140 feet 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 Kent Basile by Warranty deed from Deneke Burford and Tyae Burford of record in Instrument Number 20180816-0081183, Register's Office for Davidson County, Tennessee, dated July 17, 2018 and recorded on August 16. 2018 and corrected by Affidavit of Correction filed for record in Instrument No. 20180817-0081933, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years
- Plan of record in Plat Book 9, Page 1, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1009 and 1011 11th Ave North, Nashville, Tennessee 37208**.

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), their heirs and 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), 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 hand(s) this the 21st DAY OF AUGUST, 2018.

Kent Basile

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENT BASILE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of August, 2018.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212