This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $450,000.00

Affiant

Subscribed and sworn before me this the 30 day of May, 2019.

Notary Public
My commission expires:

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

Karen Johnson Davidson County
Batch# 238145 **DEEDWARR**
06/04/2019 07:44:40 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20190604-0052775

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Kent T. Basile 1405 A Arthur Avenue Nashville, TN 37208	New Owner	081-08-0 465.00 & 466.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ROBERT W. HOLLY, JR. AND CHRISTI HOLLY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to KENT T. BASILE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in the 19th Civil District of Davidson County, Tennessee, being Lot Nos. 2 and 3 on the (Resubdivision of Lots 189, 190 and a portion of Lot 191 of North Nashville Real Estate Company) of record as Instrument No. 20050627-0073793, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert W. Holly, Jr., and wife, Christi Holly, by deed from Felix Lubarsky and wife, Ludmila Lubarsky, dated 02/06/2015, of record in Instrument No. 20150210-0012369, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS UNIMPROVED PROPERTY KNOWN AS 503 & 505 Buchanan, Nashville, TN .

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 30 day of May, 2019.

Robert W. Holly, Jr.

Christi Holly

FL 5th

STATE OF ~~TENNESSEE~~
COUNTY OF Pasco

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert W. Holly, Jr. and Christi Holly, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of May, 2019.

My commission expires: 3-26-2022

Notary Public

SHEILA HOLLIHAN
MY COMMISSION # GG 200373
EXPIRES: March 26, 2022
Bonded Thru Notary Public Underwriters

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