Karen Johnson Davidson County
Batch# 335728 DEEDWARR
12/27/2019 01:38:34 PM 3 pgs
Fees: $18.00 Taxes: $1,600.25
20191227-0133950

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 35195-12-2019	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $432,500.00. Affiant Subscribed and sworn to before me this 20th day of December, 2019. Notary Public My Commission Expires: 11/8/21

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

WARRANTY DEED

Address New Owner: Kent T. Basile 1006 Grandview Drive Nashville, TN 37204	Send Tax Bills To: Kent Basile 1032 Scovel St Nashville, TN 37208	Tax Information: Map and Parcel No.: 118 13 0 035 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Elizabeth S. Agner, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Kent T. Basile, a single man ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1006 Grandview Drive, Nashville, TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-WRE-19-1006

IN WITNESS WHEREOF, Grantor has executed this instrument on the 20th day of December, 2019.

Elizabeth S. Agner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 20th day of December, 2019.

Notary Public

My Commission Expires:

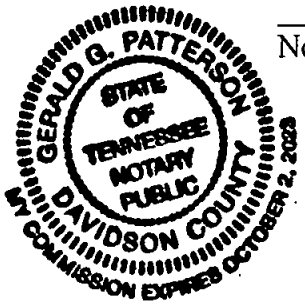


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 33 on the Map of Section One, Oriental Golf Club Subdivision, as of record in Book 1424, page 10, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of Grandview Drive at the common corner of Lots Nos. 32 and 33 on said Plan; being 249.3 feet west of the westerly margin of Lealand Lane or 10th Avenue South; thence with the line between said lots, northerly 246 feet to the corner of said lots and of Lots Nos. 25 and 26; thence westerly with the line betwen Lots No. 25 and 33, 75 feet to the corner of Lots Nos. 24 and 25, 33 and 34; thence southerly with the line between Lots Nos. 33 and 34, 247.5 feet to the northerly margin of Grandview Drive; thence with the margin of the same, easterly 75 feet to the beginning.

Being the same property conveyed to Herbert E. Agner and wife, Elizabeth S. Agner by Installment Deed dated October 1, 1965 from Nettie D. Lucas, a widow, of record in Book 3942, page 613, Register's Office for Davidson County, Tennessee. Herbert E. Agner having since died on April 10, 1979 leaving Elizabeth S. Agner as surviving tenant by the entirety.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No. 118 13 0 035 00.
2. All matters appearing on the Plan of record as Book 1424, page 10, Register's Office for Davidson County, Tennessee.