WARRANTY DEED

Karen Johnson Davidson County
Batch# 335749 **DEEDWARR**
12/27/2019 01:49:53 PM 2 pgs
Fees: $13.00 Taxes: $610.50

20191227-0133979

O-WRE-19-1912

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

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)
Big Green Tractor 1912, LLC	**New Owner**	
(NAME)	(NAME)	**081-07-0-485.00**
4601 Dakota Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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 T. BASILE, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BIG GREEN TRACTOR 1912, LLC,** 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:

Land in Davidson County, Tennessee, being the South 16 2/3 feet of Lot No. 20 and North 16 2/3 feet of Lot No. 21 on the Map of Subdivision of Lot No. 2 of Thomas Woodard Subdivision of record in Plat Book 2, Page 104, in the Chancery Court for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 33 1/3 feet on the East side of 10th Avenue North, formerly Maple Street, and extends back between parallel lines 170 feet to an alley, measuring 33 1/3 feet thereon.

Being the same property conveyed to Kent T. Basile by Warranty deed from Sylvia Edwards and Elizabeth DeBerry and Herman DeBerry, III, Kanitha Ellis Corey North JaTonya Willis, and Latashia DeBerry of record in Instrument No. 20191108-0115841 Register's Office for Davidson County, Tennessee, dated November 06, 2019 and recorded on November 08, 2019.

This conveyance is subject to:
- Taxes for the year 2020 and thereafter, not yet due and payable;
- Subject to all matters shown on the Plan of record in Book 2, Page 104, in the Chancery Court for Davidson County, Tennessee;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1912 10th Ave N, 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 23rd DAY OF DECEMBER, 2019.

Kent T. Basile

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENT T. 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 23rd of December, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

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