Karen Johnson Davidson County
Batch# 350496 DEEDWARR
01/30/2020 09:09:30 AM 4 pgs
Fees: $23.00 Taxes: $7,770.00
20200130-0010983

#35260

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35260-01-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $2,100,000.00. Affiant Subscribed and sworn to before me this 27th day of January, 2020. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

WARRANTY DEED

Address New Owner: Paul Bastone & Elina Bastone 6321 East Valley Road Nashville, TN 37205	**Send Tax Bills To:** Paul Bastone & Elina Bastone 6321 East Valley Road Nashville, TN 37205	**Tax Information:** Map and Parcel No.: 129 03 0 039 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, **Bruce D. Zeitlin, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Paul Bastone and Elina Bastone, husband and wife** ("Grantee"), its successors, 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 6321 East Valley Road, Nashville, TN 37205.

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 successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of January, 2020.

Bruce D. Zeitlin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 27th day of January, 2020.

Notary Public

My Commission Expires:

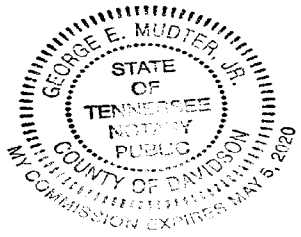


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Conners 2 Lot Subdivision, as of record in Instrument No. 20130610-0058706, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Beth M. Zeitlin and Bruce D. Zeitlin, wife and husband, by deed dated July 14, 2015, from Virginia C. Ripley, Trustee of the John T. Conners, Jr. Family Trust under the Wil of John T. Conners, Jr., of record in Instrument No. 20150716-0069265, Register's Office for Davidson County, Tennessee. The said Beth M. Zeitlin having conveyed her interest in subject property to Bruce D. Zeitlin by Quitclaim Deed appearing as Instrument No. 20180405-0032119, Register's Office for Davidson County, Tennessee.

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. 129 03 0 039 00.
2. All matters appearing on the Plan of record as Instrument No. 20130610-0058706, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

