WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,400,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of March, 2020.

Notary Public

COMMISSION EXPIRES:

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 07, 2023

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 373210 DEEDWARR
03/17/2020 09:23:30 AM 3 pgs
Fees: $18.00 Taxes: $8,880.00
20200317-0029275

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ben R. Leedle Jr. Elizabeth D. Leedle	**Same As New Owner**	104-16-0-391
(NAME) 2404 Belmont Boulevard	(NAME)	
(ADDRESS) Nashville, TN 37212	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Roger S. Baskin,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ben R. Leedle, Jr. and Elizabeth D. Leedle, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the southerly part of Lot No. 117, and the northerly part of Lot No. 116, on the Map of the Belmont Land Company's Property called "Belmont Heights", as of record in Book 421, page 34, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of Belmont Boulevard, the southwest corner of part of Lot No 117 conveyed to J.A. Shotwell, by deed from Belmont Realty Company, of record in Book 498, page 619, Register's Office for said County, said point being 145 feet south of Elmwood Avenue; thence easterly along what was formerly Shotwell's southerly line 183 feet to an alley; thence along the margin of said alley, southerly 50 feet to the southeast comer of part of lot No. 116, conveyed to Bertha B. Reynolds, by deed from W.D. Lamb and wife, et al, as of record in Book 689, page 324, said Register's Office; thence along Reynold's northerly line, westerly 183 feet to the easterly margin of Belmont Boulevard; thence with the margin of same, northerly 50 feet to the point of beginning.

Being the same property conveyed to Roger S. Baskin by Deed dated September 1, 2006 from K. W. I., Inc., filed for record on October 18, 2006, in Instrument No. 20061018-0129193, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known **2404 Belmont Boulevard** **Nashville TN** **37212**
(House Number) (Street) (P.O. Address) (City or Town) (State) (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs, successors 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 our hands this 16th day of March, 2020.

R. S. Baskin

Roger S. Baskin

STATE OF FLORIDA)
COUNTY OF Collier)

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **Roger S. Baskin,** 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 as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 16th day of March, 2020.

Tracy B McKenzie

Notary

Commission Expires: _____

TRACY B MCKENZIE
Notary Public - State of Florida
Commission # GG 928336
My Comm. Expires Feb 29, 2024
Bonded through National Notary Assn.

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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 executed and authenticated according to law.

Ernest D Bennett III

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

