WARRANTY DEED

Karen Johnson Davidson County
Batch# 419617 DEEDWARR
06/18/2020 04:18:30 PM 2 pgs
Fees: $13.00 Taxes: $1,665.00
20200618-0064842

File No.: HK-20-GW-116-CL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 7.5.2022

(AFFIX SEAL)

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GardWill LLC, a Tennessee limited liability company and Frank Spitznagel	New Owner	082-12-0-097.00
(NAME)	(NAME)	
208 Icey Ct	(ADDRESS)	
Brentwood, TN 37027	(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 considerations, the receipt of which is hereby acknowledged, I/WE, **MATTHEW G. BASHORE, II AND ANGELA C. BASHORE, HUSBAND AND WIFE**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **GARDWILL LLC, A** Tennessee **LIMITED LIABILITY COMPANY AND FRANK SPITZNAGEL**, hereinafter called the Grantee(s), their heirs 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 Lot No. 18 and the northerly 5 feet of Lot No. 19 on the plan of Subdivision of the Home Block of Neil S. Brown's Addition to East Nashville, of record in Plat Book 2, Page 100, of the Chancery Court at Nashville.

Said parts of Lot No. 18 and the northerly part of Lot No. 19 front together 55 feet on the westerly side of North 9th Street and run back between parallel lines to an alley.

Being the same property conveyed to Matthew G. Bashore, II and wife, Angela C. Bashore by Warranty Deed from Ginger G. Johnson, unmarried, dated February 10, 2012, recorded February 21, 2012, in Instrument No. 20120221-0014812, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 116 N 9th St, Nashville, TN 37206
(House Number) (Street) (City or Town) (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 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 12 day of June, 2020.

Matthew G. Bashore, II

Angela C. Bashore by Matthew G. Bashore, II, Attorney-in-Fact

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Matthew G. Bashore, II, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12 day of June, 2020.

ADAM G LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 3/6/24

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 12th day of June, 2020, before me personally appeared Matthew G. Bashore, II, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of ANGELA C. BASHORE and who acknowledged he/she/they executed the same as the free act and deed of the said ANGELA C. BASHORE. This instrument executed pursuant to Power of Attorney recorded simultaneously herewith in Instrument 202006180064841, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal, this the 12 day of June, 2020.

Notary Public
My Commission Expires: 3/6/24

ADAM G. LaFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171

Certificate of Authenticity

I, Venikka Branch, 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

Signature

State of Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county
And state, Venikka Branch 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: 7-5-21

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-5-2021