THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200627993

Karen Johnson Davidson County
Batch# 431218 **DEEDWARR**
07/06/2020 02:09:44 PM 2 pgs
Fees: $13.00 Taxes: $2,294.00

20200706-0072445

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $620,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of June, 2020.

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:	Send Tax Bills To:	Tax Information:
Kent Basile 4410 Lealand Lane Nashville TN 37204	New Owner 1032 Scovel Street Nashville, TN 37208	Tax Parcel ID No. 132 09 0 057.00

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, **Calvin B Stewart and Armistead Lemon, a married couple** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kent Basile,** UNMARRIED, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the map of W. W. Wilkinson's Subdivision of Lots Nos. 32 & 33 in Oak Hill Subdivision No. 1 as of record in Book 843, Page 82, Register's Office, Davidson County, Tennessee, described as follows:

Said Lot No. 10 fronts 100 feet on the Easterly side of a road to Glendale Park and runs back between parallel lines 200 feet to a dead line.

The Southerly One Hundred Eighty-One Feet (181 ft.) of Lot 34-A on the Plan of Oak Hill Subdivision No. 1 as recorded in Book 547, Page 49 of said Register's Office.

Said Lot 34-A fronts One Hundred Feet (100') on the South side of Glendale Road and extends back between parallel lines Seven Hundred Seventy-Five Feet (775') to a dead line.

The Southerly One Hundred Eighty-One Feet (181 ft.) of Lot 34-A being the same property conveyed to Mildred McKay Williams from L.R. Barnes by deed dated July 27, 1940 of record in Book 1153, Page 214 said Register's Office.

Being the same property conveyed to Calvin B. Stewart, II by Quitclaim Deed from Elaine Richards Williams, Gina Dretchen Williams, Derek Williams, Matthew Williams, Jacob Williams, Julia Williams, Anne Sandelovich, William F. Forbes, Jr., James A. Forbes, Christopher K. Forbes, Janice Carter Matheney Tiernan, Kristin McKay Matheney, and James Albert Matheney, Jr., being all of the Heirs at Law of Mildred McKay Williams, of record in Instrument No. 20190930-0099514, in the Register's Office of Davidson County, Tennessee, dated May 07, 2019 and recorded on September 30, 2019.

Being the same property conveyed to Calvin B. Stewart, II, unmarried by Warranty Deed from Mildred McKay Williams, unmarried, of record in Instrument No. 20010727-0079778, in the Register's Office of Davidson County, Tennessee, dated July 25, 2001 and recorded on July 27, 2001. also see Affidavit of Scrivener's Error of record in Instrument No. 20170420-0038919, in the Register's Office of Davidson County, Tennessee.

Armistead Lemon joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

Return to:
Rudy Title and Escrow, LLC

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of W. W. Wilkinson's Subdivision of Lots Nos. 32 & 33 in Oak Hill Subdivision No. 1, as recorded in Plat Book 843, Page(s) 82.

This is improved property located at 4410 Lealand Lane Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 30th day of June, 2020.

Calvin B Stewart

Armistead Lemon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Calvin B Stewart and Armistead Lemon, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 2020.

Notary Public

My Commission Expires: _____

