THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
33397-1 / Box #14

Karen Johnson Davidson County
Batch# 462882 DEEDWARR
08/24/2020 02:39:30 PM 4 pgs
Fees: $23.00 Taxes: $2,257.00
20200824-0095620

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Base Camp Holdings, LLC ATTN: _____ 2515 Cruzen Street Nashville, TN 37211	New Owner	11808021100

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Keith J. Bailey and Elizabeth Bailey, husband and wife** (hereinafter collectively referred to as the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto **Base Camp Holdings, LLC, a Delaware limited liability company** (hereinafter referred to as the "**Grantee**"), their successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

TRACT I

Land in Davidson County, Tennessee, being Lot No. 176, on the Plan of Grandview Heights, of record in Plat Book 161, Pages 14 and 15, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Less and except that portion of the property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, a municipal corporation as more particularly described in Book 3766, Page 4, said Register's Office.

Being the same property conveyed to Keith J. Bailey and Elizabeth Bailey, husband and wife, by deed dated December 31, 2018 from Donald F. Felts, married, of record as Instrument No. 20190103-0000608, said Register's Office.

TRACT II

That portion of Alley #1838 included in said property that was closed by Ordinance #2019-1710 of record in the Metropolitan County Clerk's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said TRACT I against the lawful claims of all persons whomsoever, and as to TRACT II, Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantors, but not further or otherwise.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 21 day of August, 2020.

Keith J. Bailey

Elizabeth Bailey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Keith J. Bailey and Elizabeth Bailey, husband and wife, the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 21 day of August, 2020.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/17/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $610,000.00.

Affiant

Subscribed and sworn to before me this 21 day of August, 2020.

JEFFREY S. BENZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: July 3, 2023

EXHIBIT A

Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2020 and subsequent years, not yet due and payable. Map and Parcel 11808021100. 2020 taxes have been prorated as part of closing and assumed by the Grantee.

3. All Matters as shown on the Plan of record in Plat Book 161, Pages 14 and 15, Register's Office for Davidson County, Tennessee.

4. Easement and Right-of-Way for street and sidewalk purposes, of record in Book 3766, Page 4, said Register's Office.

5. Subject to a street closing and any easement(s) retained in Ordinance No. 2019-1710, filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee.

True Copy Certification

I, Matt Foster, 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, Jodean M. King, a notary public for this county and state, Matt Foster 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: 06/21/2021

Notary Seal:

