Karen Johnson Davidson County
Batch# 483725 DEEDWARR
09/25/2020 01:15:30 PM 3 pgs
Fees: $18.00 Taxes: $758.50
20200925-0110650

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 6.13.22
(AFFIX SEAL)

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

B-WRE-20-001305

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Top R and A Development, LLC	Same as New Owner	
(NAME)	(NAME)	**071-15-0-258.00**
1621 Lethia Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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 consideration, the receipt of which is hereby acknowledged, **KENT BASILE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TOP R AND A DEVELOPMENT, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 3 on the Plan of Subdivision of the Joe Brown Estate of record in Plat Book 843, Page 107, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 50 feet on the easterly side of North 4th Street or Lischey Avenue and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to Brian Gainous, married by Warranty deed from Troy Lee Lamb and Tanya Denise Buck, f/k/a Tanya Denise Lamb, as Beneficiaries and Successor Trustees of Geneva Thompson, as Trustee for the Use and Benefit of Troy Lee Lamb and Tanya Denise Buck, f/k/a Tanya Denise Lamb of record in Instrument No. 20180130-0009340 Register's Office for Davidson County, Tennessee, dated January 26, 2018 and recorded on January 30, 2018 and Notary Certificate of Correction recorded on February 09, 2018 in Instrument No. 20180209-0013184.

Being the same property conveyed to Kent Basile, unmarried by Warranty deed from Brian Gainous, married of record in Instrument No. 20200529-0055741 Register's Office for Davidson County, Tennessee, dated May 26, 2020 and recorded on May 29, 2020.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 107, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1305 Lischey Avenue, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), 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 the 21st DAY OF SEPTEMBER, 2020.

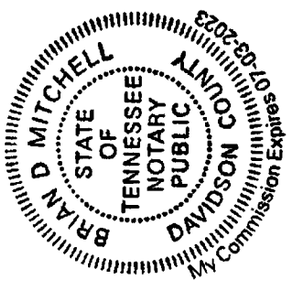
Kent Basile

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENT BASILE, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of September, 2020.

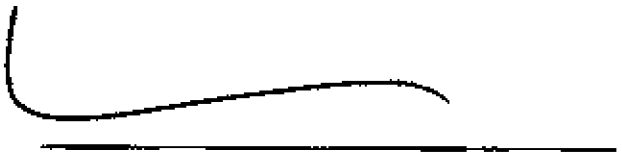
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

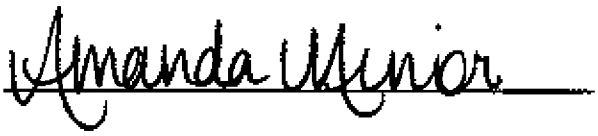
Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, 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.



State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

