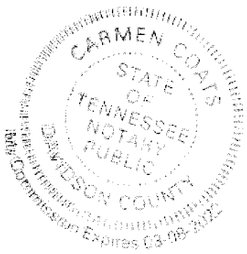
Karen Johnson Davidson County
Batch# 544081 DEEDWARRSP
12/31/2020 02:54:30 PM 3 pgs
Fees: $18.00 Taxes: $2,331.00
20201231-0155273

SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $630,000.00

Emily Pueller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF DECEMBER, 2020.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
The Focus Group of Tennessee, LLC	New Owner	116-12-0-158.00
(NAME) 2002 Richard Jones Rd #C304	(NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(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 **Stefan Baskin and Roger Baskin**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **The Focus Group of Tennessee, LLC, a Tennessee Limited Liability COmpany**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being all of Lot No. 2 on the Plan of Subdivision Plat of Elder Place Subdivision, a Cluster Lot Development, of record in Plat Instrument No 200308070112667 and Revised Plat Instrument No 201905070042701 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.
Being part of the same property conveyed to Stefan Baskin and Roger Baskin by Warranty Deed from John Loudenslager and Michelle Cunningham, dated 07/31/2017 and recorded 08/03/2017, of record in Instrument 201708030079274, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the following: Taxes for 2021 and subsequent years, a lien not yet due and payable. All matters shown on the plat of record in Plat Book 4955, Page 35, in the Register's Office for Davidson County, Tennessee. All matters shown on the plat of record in Plat Instrument 200308070112667, and Revised Plat Instrument 201905070042701, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Instrument 200311050162027, restrictions recorded in Instrument 200505180055988, and amended restrictions recorded in Instrument 201804110034167, Affidavit of record in Instrument 201804200037482, Instrument 201805020041579, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto. Charter of Elder Place Homeowners Association, Inc record in Instrument 201010040079217, Register's Office for Davidson County, Tennessee. Quitclaim Deed conveys to Elder Place Homeowners Association, Inc of record in Instrument 201110050077048, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ .33 Vacant Lot, 0 Elder Place, Nashville, TN 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever. 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. GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), his/her/their assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Effective the 15th day of December, 2020.

12/15/20
Stefan Baskin

12/15/20
Roger Baskin

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stefan Baskin and Roger Baskin, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of December, 2020.

Notary Public:
My Commission Expires: 8/15/21

Donald R. Barnett Jr. Notary Public State of Tennessee Williamson County

RETURN TO:
Stewart Title Company Tennessee Division Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document rendered 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022