WARRANTY DEED

Karen Johnson Davidson County
Batch# 546352 **DEEDWARR**
01/05/2021 10:22:10 AM 2 pgs
Fees: $13.00 Taxes: $3,034.00

20210105-0001387

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $820,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF December, 2020.

Notary Public

MY COMMISSION EXPIRES: 7.20.24

(AFFIX SEAL)

DANIEL HEARD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY
My Commission Expires JULY 20, 2024

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South Ste 200, Franklin, TN 37064,

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Volpar Inc., a Tennessee Corporation	New Owner	13111007000
(NAME) 802-5th Ave East	(NAME)	
(ADDRESS) Springfield TN 37172	(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 James Blake Baskin and Antonio Compton**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Volpar Inc., a Tennessee Corporation,** 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 Lot No. 28, on the plan of PLAN OF SECTION I SEVEN HILLS, as shown on plat of record in Book 2133, Page 81-82, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Michael Patrick Duggan and wife, Maria Carlo Duggan by Warranty Deed dated 05/16/2016 from Kathryn Brasser, a married woman, of record in Instrument 20160517-0049241, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Blake Baskin and Antonio Compton as joint tenants with rights of survivorship by Warranty Deed dated 06/02/2020 from Michael Patrick Duggan and Maria Carlo Duggan, husband and wife, of record in Instrument 20200612-0060373, 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 2133, Page 81 and 82, as affected by Instrument to Amend of record in Instrument 20060120-0007791, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 2249, Page 192, amended in Book 9563, Page 187, together with all amendments thereto.

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 ☒ 4619 Belmont Park Terrace, Nashville, TN 37215

(House Number) (Street) (P.O. Address) (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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 30 day of December, 2020.

James Blake Baskin

Antonio Compton

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 James Blake Baskin and Antonio Compton, 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 30th day of December, 2020.

Notary Public:
My Commission Expires: 8/15/24

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

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