RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2014588

Return to:
Limestone Title and Escrow, LLC
1012 21st Avenue South
Nashville, TN 37212
FILE # GRA 20 7176

Karen Johnson Davidson County
Batch# 552920 DEEDWARR
01/12/2021 01:57:28 PM 2 pgs
Fees: $13.00 Taxes: $1,479.63

20210112-0005469

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of January, 2021.

NOTARY PUBLIC

My commission expires: _____

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven P. Leslie *et ux* 7176 Bay Cove Trail Nashville, TN 37221	Same address as new owner	141-12-0B-108.00 CO

FOR AND IN CONSIDERATION of the sum of Three Hundred Ninety Nine Thousand Nine Hundred and 00/100 Dollars ($399,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **SCOTT LAWRENCE BASTOKY, AN UNMARRIED MAN**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **STEVEN P. LESLIE AND AMY C. LESLIE, HUSBAND AND WIFE**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 86 on the Plan of Southampton, Phase 5, of record in Plat Book 6900, page 217, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Scott Lawrence Bastoky from Rhonda Carol Bastoky, by Quitclaim Deed dated 09/08/2020 and recorded 09/10/2020 in Instrument No. 20200910-0103067, Register's Office of said County.

The address of the herein described property is believed to be 7176 Bay Cove Trail, Nashville, TN 37221, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown on plat of record in Plat Book 6900, page 217; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 7th day of January, 2021.

Scott Lawrence Bastoky

SCOTT LAWRENCE BASTOKY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Scott Lawrence Bastoky, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 7th day of January, 2021.

Robyn L McCormack

Notary Public

Robyn L McCormack

Printed Notary Name

My commission expires: 11 19 23

ROBYN L MCCORMACK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 11-19-2023