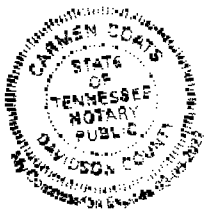
Karen Johnson Davidson County
Batch# 694116 DEEDWARRSP
08/10/2021 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $2,812.00
20210810-0107879

Special Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $760,000.00.

Affiant

Subscribed and sworn to before me, this the 4th day of August, 2021.

Notary Public

My commission expires: 03-08-22

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Basilico Timo LLC	First Horizon Bank	083-13-0B-108-00
1180 Lenore Street	3451 Prescott Road	
Nashville, TN 37206	Memphis, TN 38118	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **REGINA COTTINGHAM, TRUSTEE OF THE TAYLOR MAY TRUST, U/A/D NOVEMBER 18, 2011**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BASILICO TIMO LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND 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 Unit No. 107, with a street address of 218 South 11th Street, Nashville, Tennessee 37206, and Unit No. 108, with a street address of 216 South 11th Street, Nashville, Tennessee 37206, as shown on the Revised Condominium Plat which is attached to the Third Amendment to the Master Deed of 37206 Building, of record in Instrument No. 20070112-0005378, and subject to all terms and conditions of the Master Deed, of record in Instrument No. 20051006-0120763, as amended in Instrument No. 20051027-0129747, Instrument No. 20061023-0131425, Re-Recorded in Instrument No. 20061101-0135575, Re-Re-Recorded in Instrument No. 20061113-0140782, and further amended in Instrument No. 20070112-0005378 and Instrument No. 20140117-0004964, all of the Register's Office for Davidson County, Tennessee, to which plat reference is made for location of the above-referenced units.

Being the same property conveyed to William T. Chapman, IV, Trustee for the Taylor May Trust, U/A/D November 18, 2011, by Warranty Deed from Bonterre Energy, Inc., a Kentucky corporation, of record in Instrument Number 20140909-0082462 in the Register's Office for Davidson County, Tennessee, dated August 26, 2014 and recorded September 9, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 216 & 218 South 11th Street, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor(s), but no others.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 4th day of August, 2021.

The Taylor May Trust, U/A/D November 18, 2011

By: _____
Regina Cottingham, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Regina Cottingham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee of The Taylor May Trust, U/A/D November 18, 2011, a Tennessee Trust, and that she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 4th day of August, 2021.

_____
Notary Public

My Commission Expires: 7-7-25

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 08/10/2021 (date ~~of document~~).

Affiant Signature

08/10/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 10th day of August, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025