WARRANTY DEED

Karen Johnson Davidson County
Batch# 771091 **DEEDWARR**
12/09/2021 11:55:08 AM 2 pgs
Fees: $13.00 Taxes: $7,215.00

20211209-0163393

B-WRE-21-3629

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,950,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF DECEMBER, 2021

Notary Public

MY COMMISSION EXPIRES: 7-20-24
(AFFIX SEAL)

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

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)
John Christopher Champion and Rachel Wergin Champion	NEW OWNER	
(NAME)	(NAME)	**118-13-0-121.00**
3629 General Bate Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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 T. BASILE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN CHRISTOPHER CHAMPION AND RACHEL WERGIN CHAMPION, HUSBAND AND WIFE,** 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. 4 on the Plan of Green Acres of record in Book 1424, page 21, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 4 fronts 80.00 feet on the Westerly margin of General Bates Drive formerly Bates Drive and runs back between lines measuring 183 feet on the Northerly line and 192.3 feet on the Southerly line to a dead line measuring 80 feet thereon.

Being the same property conveyed to Glennon N. Andrews and Jordan E. Andrews, husband and wife by Warranty deed from Dena D. Mays, unmarried of record in Instrument No. 20130904-0092935 Register's Office for Davidson County, Tennessee, dated August 29, 2013 and recorded on September 04, 2013.

Being the same property conveyed to Kent Basile by Warranty deed from Glennon N. Andrews and Jordan E. Andrews, husband and wife of record in Instrument No. 20200429-0045033 Register's Office for Davidson County, Tennessee, dated April 24, 2020 and recorded on April 29, 2020. . Kent Basile and Kent T. Basile being one in the same person.

This conveyance is subject to:
- Taxes for the year 2021, a lien due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 21, 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: **3629 General Bate Drive, Nashville, Tennessee 37204**.

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; anc 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 6th DAY OF DECEMBER, 2021.

Kent T. Basile

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENT T. 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 6th of December, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN C. E. BELL
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
06/11/2023
COUNTY OF CHEATHAM

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