WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,800,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/2/2025

(AFFIX SEAL)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

B-WRE-22-4410-B

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 897314 DEEDWARR
08/02/2022 10:10:13 AM 2 pgs
Fees: $13.00 Taxes: $6,660.00
20220802-0087801

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Tyler J. Armstrong and Amy Armstrong	New owner	
(NAME)	(NAME)	**132-09-0W-002.00-CO**
4410 B Lealand Lane		
(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, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TYLER J. ARMSTRONG AND AMY ARMSTRONG,** 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 Unit 4410B of FortyFour-Ten Lealand Lane, as shown on plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for FortyFour-Ten Lealand Lane, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20210312-0033382, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Calvin B. Stewart, II, unmarried by Warranty deed from Mildred McKay Williams, unmarried of record in Instrument No. 20010727-0079778 Register's Office for Davidson County, Tennessee, dated July 25, 2001 and recorded on July 27, 2001, Affidavit of Scrivener's Error recorded on April 20, 2017, Instrument No. 20170420-0038919.

Being a portion of the same property conveyed to Calvin B. Stewart, II by Quitclaim deed from Elaine Richards Williams, Gina Dretchen Williams, Derek Williams, Matthew Williams, Jacob Williams, Julia Williams, Anne Sandelovich, William F. Forbes, Jr., James A. Forbes, Christopher K. Forbes, Janice Carter Matheney Tiernan, Kristin McKay Matheney and James Albert Matheney, Jr., being all of the Heirs at Law of Mildred McKay Williams of record in Instrument No. 20190930-0099514 Register's Office for Davidson County, Tennessee, dated May 07, 2019 and recorded on September 30, 2019.

Being a portion of the same property conveyed to Kent T. Basile, unmarried by Warranty deed from Calvin B. Stewart and Armistead Lemon, a married couple of record in Instrument No. 20200706-0072445 Register's Office for Davidson County, Tennessee, dated June 30, 2020 and recorded on July 06, 2020. Kent T. Basile, having since married. Said property is not and has never been the primary marital residence of the said Kent T. Basile.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 82 and Plat Book 547, Page 49, and Instrument No. 20211029-0145237, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20210312-0033382, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20210413-0049292, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Subject to Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill in Instrument Number 2220623-0072007 in the Register of Deeds office in Middle Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4410 B Lealand Lane, 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; 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), 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 20th~~ DAY OF JULY, 2022.

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 20th of July, 2022.

Notary Public
My Commission Expires: 10/2/2023
(SEAL)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

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