This document was prepared by:
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Davidson County DEEDWARR
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**WARRANTY DEED**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL # |
|---|---|---|
| BRADLEY J. BASAR<br>232 SUMMIT RIDGE DRIVE<br>NASHVILLE, TN 37215 | SAME | MAP 131-5-B<br>PARCEL 232 |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by **BRADLEY J. BASAR,** an unmarried person, hereinafter referred to as Grantee, and other good and valuable consideration accepted as cash, the receipt of all of which is hereby acknowledged, I, the Grantor, **LAUREN H. HOUSTON**, an unmarried person, have this day bargained and sold, and do hereby transfer and convey unto the said **BRADLEY J. BASAR**, the Grantee herein, his heirs, successors and assigns, certain real estate and improvements in Davidson County, Tennessee, as follows:

> Unit No. 232 as shown on the Plan of Four Seasons, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in the Master Deed establishing Four Seasons, a Condominium, of record in Book 6841, page 349, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Lauren H. Houston, an unmarried person, by warranty deed recorded in Book 10652, page 901, of the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS 232 SUMMIT RIDGE DRIVE, NASHVILLE, TENNESSEE 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, his heirs and assigns forever. And I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as follows:

1. 2001 taxes in the amount of $844.82 are a lien against the property and have been prorated among the parties at closing. Said taxes have been withheld from Grantor at closing and Grantee will be responsible for paying 2001 property taxes when they become due;
2. Limitations and conditions imposed by the Horizontal Property Act as set out in Tennessee Code Annotated 64-2701 et seq.;
3. The terms, provisions, covenants, conditions and rights established by and contained in the Master Deed and Bylaws for Four Seasons, a Condominium, of record in Book 6841, page 349, Register's Office for Davidson County, Tennessee, as amended by Amendment to Master Deed, of record in Book 6847, page 122, said Register's Office;
4. Title to that portion of the premises lying within the boundaries or right-of-way of any highways or roads;
5. Reservations, exceptions, right-of-way, easements, covenants, restrictions, conditions, liens, and other matters of record; and
6. Applicable zoning and building laws and ordinances.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and use of any gender shall be applicable to

all genders.

Witness our hands this 25th day of JUNE, 2001.

**GRANTOR:**

Lauren H. Houston
LAUREN H. HOUSTON, an unmarried person

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value whichever is greater for this transfer is $96,000.00. Subscribed and sworn to before me, this the 25th day of June, 2001, 2001.

Bradley J Dixon
AFFIANT

Ronald H Bice Jr
NOTARY PUBLIC

My commission expires: 11-24-01

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON )**

Personally appeared before me, Ronald H. Bice, Jr, a Notary Public in and for said County and State, the within named **LAUREN H. HOUSTON,** an unmarried person, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of JUNE, 2001.

Ronald H Bice Jr
NOTARY PUBLIC
My commissions expires: 11-24-01