WARRANTY DEED

(1)

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$142,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF DECEMBER, 2004

Notary Public

MY COMMISSION EXPIRES: 1-16-08

(AFFIX SEAL)

SUSAN B. MOTT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Davidson County DEEDWARR
Recvd: 01/03/05 12:25 3 pgs
Fees:18.00 Taxes:528.73

20050103-0000505

THIS INSTRUMENT WAS PREPARED BY
Lenders Title & Escrow, LLC, 810 Crescent Centre Drive, Suite 250, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jamie M. Roberts	Jamie M. Roberts	131-01-D-184.00
(NAME)	(NAME)	
5025 Hillsboro Pike, Unit 21-J	5025 Hillsboro Pike 21J	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Jennifer R. Baskette and Betty Baskette and Dewayne Baskette, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Jamie M. Roberts, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

SEE ATTACHED EXHIBIT A

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

a) Any and all matters as shown on the plan of record in Plat Book 5200, page 4, Register's Office for Davidson County, Tennessee.

b) Restrictions as of record in Book 5211, page 345; Book 5233, page 459; Book 5211, page 325; Amended in Book 5616, page 133 and Book 6079, page 516, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5025 Hillsboro Pike 21J, Nashville, TN 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 28th day of December, 2004.

Dewayne Baskette

Jennifer R. Baskette

Betty Baskette

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, Jennifer R. Baskette and Betty Baskette and Dewayne Baskette, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this the 27th day of December, 2004.

Commission expires: 1-16-08

Susan B. Mott

Notary Public

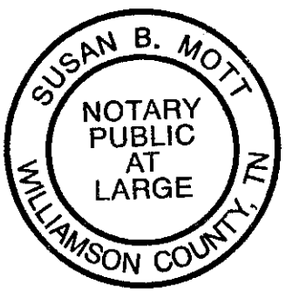


EXHIBIT A

Being Unit No. 184, also known as 21-J on the Plan of Georgetown Condominium Apartments, a Horizontal Property Regime, established by Master Deed of record in Book 5211, page 325, amended in Book 5616, page 133 and Book 6079, page 516, Register's Office for Davidson County, as of record in Plat Book 5200, page 4, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jennifer R. Baskette and Betty Baskette and DeWayne Baskette by deed from Jennifer Lee Vice, dated April 16, 2001 and filed for record in Instrument No. 20010425-0041182, Register's Office for Davidson County, Tennessee.