WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/09/05 10:02 3 pgs
Fees:18.00 Taxes:55.50
20050909-0108482

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$15,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **31ST** DAY **OF AUGUST, 2005.**

Notary Public

MY COMMISSION EXPIRES: 1-25-2006
(AFFIX SEAL)

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
T.F. Homes, LLC	Owner	**149-121**
(NAME)	(NAME)	
2572 Murfreesboro Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	,	
(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, **Jeffrey T. Baskin**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **T.F. Homes, LLC and Terry D. Stevens**, 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 Exhibit "A"

Being the same property conveyed to **Jeffrey T. Baskin** by deed of record in, Instrument 20021021-0128520, Register's Office for **Davidson** County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **1042 Rural Hill Road, Antioch, TN 37013**

(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.

Witness **my/our hand(s)** this **31st day of August, 2005**.

Jeffrey T. Baskin

State of Tennessee County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Jeffrey T. Baskin the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of August 2005.

Commission expires: 1-25-2006

Notary Public

ANGELA M. LOVE NOTARY PUBLIC AT LARGE MONTGOMERY CO., TENN.

Land in Davidson County, Tennessee, described as follows:

Beginning at the southwest corner of Everett Creech & Dollie Luther lands and running East 135 feet to a lime stone rock; thence running North 250 feet to a cedar stake, then running West 162 feet to a forked cedar; thence South 205 feet to the beginning and containing about 3/4 acre, more or less; this land is known as the Jim Johnson lands, and situated in the 2nd Civil District of Davidson County, and about 10 miles from Nashville near the Murfreesboro Road.

Included in the above description but excluded therefrom is that property conveyed to Metro government at Instrument No. 20020402-0040032 described as follows:

Right-of-Way

Begin at a point, said point being the northwestern most corner and on the existing right-of-way line of Rural Hill Road;

Thence along the common property line of parcels 149-00-121 and 149-00-120 N 89 57' 55" E for 1.15 feet to a point;

Thence S 7 12' 23" W for 205.62 feet to a point;

Thence N 54 54' 05" W for 1.01 feet to a point;

Thence N 7 08' 10" E for 205.00 feet to the point of beginning and containing therein an area of 209.14 square feet more or less.

Being part of the same property conveyed to grantor by Instrument of Record in 20021021-0128520 RODC, TN.