File No. [redacted]02031

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,500.00

Brenda G. Durham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF NOVEMBER, 2005.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 1-23-06
(AFFIX SEAL)

TRACEY TRUMPHOUR NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

Davidson County DEEDWARR
Recvd: 11/07/05 09:57 2 pgs
Fees:13.00 Taxes:534.65

20051107-0134456

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brenda G. Durham	First Horizon Home Loan Corporation	Map 086-08-0-046.00
(NAME) 1541 Market Square	(NAME) 2525 West End Avenue, Suite 400	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Nashville, Tennessee 37203	
(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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, R. Christopher Basescu, and Wife, Monica L. Basescu, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brenda G. Durham, unmarried, HEREINAFTER CALLED THE GRANTEE(S), HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 212 on the Plan of Jackson's Retreat, Phase V-A, as of record in Plat Book 6250, Page 309, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to R. Christopher Basescu, and Wife, Monica L. Basescu by deed from Randall Phillips Builders, Inc. of record in Deed Book 6984, page 481, Register's Office for said County, recorded on 09/19/86.

Subject to all matters as set forth per Plat Book 6250, Page 309, Register's Office of said County.

By-Laws as shown of record in Deed Book 5745, Page 294, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 5745, Page 283, Register's Office for said County.

HOA dues, if any.

Restrictive Covenants of record in Deed Book 5741, Page 360, Book 6482, Page 679, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1541 Market Square, Hermitage, TN 37076
(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 GRANTEE(S), HER 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), HER 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 3rd day of November, 2005.

R. Christopher Basescu

Monica L. Basescu

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named R. Christopher Basescu, and Wife, Monica L. Basescu, 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 Mt. Juliet, Tennessee, this 11/3/2005.

My Commission Expires: 1-23-06

Notary Public

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: 250902031

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122