RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 **BOX 19-A**

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/05/05 11:50 2 pgs
Fees:13.00 Taxes:453.25

20051205-0145778

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1ST DAY OF DECEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BRENDA S. LANE NOTARY PUBLIC STATE OF TENNESSEE DICKSON COUNTY Exp. 5/23/06

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joan T. Baskette, Trustee	**SAME**	
(NAME)	(NAME)	
105 Leake Avenue	**SAME**	Map 116-13-0C
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		Parcel 34.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **W. CASEY REED**, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **JOAN T. BASKETTE, TRUSTEE OF THE JOAN T. BASKETTE TRUST**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being UNIT No. 34, along with parking space No. 1 on the plan of Belle Meade Tower, according to the Master Deed of record in Book 4469, page 530, in the Register's Office of Davidson County, Tennessee, and more particularly described in the Instrument No. 20001020-0104050, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to W. Casey Reed of record in Instrument 19991223-0306447, recorded 12/23/1999, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2005 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

This property is not nor has ever been the residence of the grantor herein.

unimproved ☐
This is improved ☒ property, known as 105 Leake Ave, Nashville, TN 37205

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 hand this 1st day of December, 2005.

W. Casey Reed

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 W. Casey Reed, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee on this 1st day of December, 2005.

Commission expires:

Notary Public

BRENDA S. LANE
STATE OF TENNESSEE
Exp. 5/23/06
NOTARY PUBLIC
DICKSON COUNTY, TENN