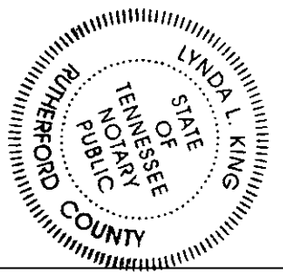
File No. 261100470

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,985.00

Cheryl Mote
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2006.

Lynda L. King
Notary Public

MY COMMISSION EXPIRES: 5-01-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 12/05/06 08:44 2 pgs
Fees:13.00 Taxes:543.84
20061205-0149686

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danielle M. Bassett		Map 136-080-0
(NAME) 3030 Ned Shelton Road #216	(NAME) SAME	Group B
(ADDRESS) Nashville, TN 37212	(ADDRESS)	Parcel 45
(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, I, James C. Royer, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Danielle M. Bassett, 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:

*Unmarried

Being Unit No. 216 on the Plan of Lake Ridge Village, a Horizontal Property Regime with Private Elements, as shown as Exhibit "C" to the Declaration of Covenants, Conditions, and Restrictions for Lake Ridge Village a Horizontal Property Regime with Private Elements, as of record in Instrument number 20040210-0016203, 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 Bayview Venture, LLC by deed from Opal Frances Smith, Trustee (under that Living Trust Agreement of Opal Frances Smith dated January 28, 1998) and Ronnie L. Jones, Successor Trustee (under that Living Trust Agreement of Irby Morgan Smith, Jr. dated January 28, 1998), each having a one-half (1/2) undivided interest as tenants-in-common without right of survivorship of record in Instrument number 20030404-0044870 and filed for record on April 4, 2003 and being part of the same property further conveyed to NVR, Inc. by deed from Bayview Venture, LLC of record in Instrument number 20051005-0119921 and filed for record on October 5, 2005 and being the same property further conveyed to James C. Royer, unmarried by deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument number 20060223-0021096, Register's Office for said County.

Restrictive Covenants of record in Instrument number 20040210-0016203, Register's Office of said County. This policy insures that said covenants have not been violated to date and any future violation thereof will not result in a forfeiture or reversion of title.

Charter of Homeowner's Association as shown of record in Instrument number 20040210-0016209 and Instrument number 19991207-0300667, Register's Office for said County.

Scrivener's Affidavit of record in Instrument number 20061113-0140052, Register's Office for 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 3030 Ned Shelton Road #216, Nashville, TN 37212
(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 hands this 30th day of November, 2006.

James C. Royer

by Peter L Richard, Atty in fact

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Peter L. Richard, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is/are, pursuant to Power of Attorney of record in Book X____, Page _____, Registers Office for Davidson, the **Attorney-in-Fact** of James C. Royer (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 11/30/2006.

X 20061205.0149685

Witness my hand at office this 30th day of November, 2006.

Commission expires: 11-28-09

Notary Public

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

File Number: 261100470

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