Davidson County DEEDWARR
Recvd: 06/06/07 11:03 2 pgs
Fees:13.00 Taxes:207.20

20070606-0067707

Prepared by:
Realty Title & Escrow Company, Inc.
1187 Old Hickory Blvd., Suite 100
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $56,000.00

Patty Parsons
Affiant

Subscribed and sworn to before me, this 30th day of May, 2007.

Notary Public
My commission expires: 03/12/[illegible]

JANDACE N. TOMES NOTARY PUBLIC AT LARGE [illegible] TY, TENN.

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

01-0705-25043

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jennifer Basie 515 Basswood Dr., Unit J-94 Nashville TN 37209	New Owner	090-11-0-A-094.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Donald C. Scoggins, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jennifer Basie**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows: to- wit:

Being Unit No. J-94 on the plan of Rock Harbor Condominiums of record in Book 6153, Pages 463-466, Register's Office for Davidson County, Tennessee, together with an undivided interest in all common elements of Rock Harbor Condominium Association, all as described in Book 6153, Page 421, and restated in Book 6162, Page 251 and by Amendments in Book 6896, Page 661 and Book 7369, Page 206, said Register's Office.

Being the same property conveyed to Donald C. Scoggins, unmarried by deed from Garnetta Hays, dated July 9, 2004, recorded August 11, 2004, of record in Instrument Number 20040811-0097152, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 515 Basswood Dr., Unit J-94, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 29th day of May, 2007.

Donald C Scoggins

Donald C. Scoggins

STATE OF NORTH CAROLINA
COUNTY OF ~~DURHAM~~ WAKE

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Donald C. Scoggins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Durham, North Carolina, this 29th day of May, 2007.

Constance M Bedoya

Notary Public

My Commission expires 10/2/11

CONSTANCE M BEDOYA
NOTARY PUBLIC
Wake County
North Carolina
My Commission Expires Oct. 2, 2011