File No. 270701264

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/17/07 10:04 2 pgs
Fees:13.00 Taxes:554.63
20070817-0098428

TERESA TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Crystal Spraggins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2007.

Teresa Taylor
Notary Public

MY COMMISSION EXPIRES: 8-20-07
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Cumberland Title
695 President Place, Suite 202
Smyrna, TN 37167

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Matthew Cole Tallent | Regions Bank d/b/a Regions Mortgage | 087-01-0-A 096.00 |
| (NAME) 3009 Glenboro Drive | (NAME) 2050 Parkway Office Circle | |
| (ADDRESS) Hermitage, TN 37076-4434 | (ADDRESS) Birmingham, AL 35244 | |
| (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, **Brian W. Baskin and Karen L. Baskin, husband and wife**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew Cole Tallent and Jesi R. Tallent, husband and wife**, HEREINAFTER CALLED THE GRANTEE(S), THIER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 138 on the Plan of Section Two, Chesney Glen, as shown by plat of record in Plat Book 9700, Page 434, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Brian W. Baskin and Karen L. Baskin, husband and wife, by Warranty Deed from Beazer Homes Corp. DBA Phillips Builders, a Tennessee Corporation, dated April 30, 1999, and of record in Book 11463, Page 493, Register's Office for said County.

Subject to all matters as set forth per Plat Book 9700, Page 434, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Book 10290, Page 256, Register's Office for said County.

QuitClaim for Open Space to Homeowner's Association as shown of record in Book 11597, Page 623, Register's Office for said County.

P.U.D. Boundary as shown of record in Book 9700, Page 215, Register's Office for said County.

Restrictive Covenants of record in Book 10278, Page 279, Book 10449, Pages 215 & 217, Book 10469, Page 924, Book 10528, Page 73 and Book 10640, Page 944, Register's Office of said County.

This conveyance is subject to any and all existing easements and restrictions of record.

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 3009 Glenboro Drive, Hermitage, TN 37076-4434
(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), THIER 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), THIER 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 15th day of August, 2007.

Brian W. Baskin

Karen L. Baskin

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Brian W. Baskin and Karen L. Baskin, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 15th day of August, 2007.

Commission expires: 8/14/09

Notary Public

**File Number: 270701264**

**RETURN TO:**

Cumberland Title
695 President Place, Suite 202
Smyrna, TN 37167

CONNIE BEARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY