03

Realty Title

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans: T20090074049 DEEDWARR
Recvd: 10/30/09 14:42 2 pgs
Fees: 13.00 Taxes: 1316.83
20091030-0100503

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $355,900.00

Rachelle Caudell
Affiant

Subscribed and sworn to before me, this 28th day of October, 2009.

Diane K Mann
Notary Public
My commission expires: 02/11/13

03-0910-36229

Address of New Owner:	Send Tax Bills to:	Tax Information
Tim Baskin	Franklin Synergy Bank	145-03-0 008.00
4815 Granny White Pike	3001 Aspen Grove Drive, #200	
Nashville TN 37220	Franklin, TN 37067	

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, Garry Stephen Huddleston, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Tim Baskin and Kelly *Baskin, 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: *Stovall

Land in Davidson County, Tennessee, being Lot 16, on the Plan of Harpeth Acres, Section I, of record in Book 1424, Page 140, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Garry Stephen Huddleston by deed from Katherine H. Gossett and Thomas M. Gossett, dated May 15, 2007, recorded May 18, 2007, of record in Instrument No. 20070518-0059457, 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 4815 Granny White Pike, Nashville, TN 37220

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 28th day of October, 2009.

Garry Stephen Huddleston

Garry Stephen Huddleston

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand in Nashville, TN, this 28th day of October, 2009.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/11/13