THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10010060**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater for this transfer is: $159,700.00. Affiant Subscribed and sworn to before me, this 12th day of February, 2010. Notary Public My Commission Expires: 8/21/2012

KEVIN TRACY WILLIAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY TN

BILL GARRETT, Davidson County
Trans: T20100009672 DEEDWARR
Recvd: 02/18/10 10:25 2 pgs
Fees: 13.00 Taxes: 591.63
20100218-0012308

WARRANTY DEED

Address New Owner: Justin Baskins 3204 Bluewater Trace Nashville TN 37217	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 15002032500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ethan A. House and wife, Karen F. Metius-House** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Justin Baskins**, ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 17, PLAN OF REVISION OF CASTLEGATE, SECTION 5, as shown on plat of record in Plat Book 6900, Page 112, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to Ethan A. House and wife, Karen F. Metius-House by Warranty Deed from Mike Anthony Laurer and wife, Lisa Dawn Guss, recorded on the 2nd day of July, 2002 in Instrument No. 20020702-0079251, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF REVISION OF CASTLEGATE, SECTION 5, as recorded in Plat Book 5200, Page(s) 637 and Plat Book 6900, Page 112.

Covenants, Conditions and Restrictions recorded in Book 6597, Page 362.

This is improved property located at 3204 Bluewater Trace Nashville TN 37217.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of February, 2010.

Ethan A. House

Karen F. Metius-House

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ethan A. House and Karen F. Metius-House, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of February, 2010.

Notary Public

My Commission Expires: 11/22/10

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY