Record & Return

SMITH • SHOLAR • ASSOCIATES • PLLC
846 Conference Drive, Ste. 4
Goodlettsville, TN 37072

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #10-1044

BILL GARRETT, Davidson County
Trans:T20100028925 DEEDWARR
Recvd: 05/13/10 14:51 2 pgs
Fees:13.00 Taxes:562.40
20100513-0037039

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joseph William Humke and Michael William Humke**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brian S. Bassham, an unmarried man**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 302 as specified on the Plat shown in the Master Deed, on the Plan of The Park at Melrose Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for The Park at Melrose Condominiums of record under Instrument No. 20070917-0110745, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of The Park at Melrose Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20070917-0110745, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Joseph William Humke, unmarried and Michael W. Humke, married by deed from Hillview Village Partnership dated December 6, 2007 of record as Instrument No. 20071213-0143360, Register's Office for Davidson County, Tennessee.

The subject property has not been the residence of Michael W. Humke, his spouse, or issue.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2310 Elliott Avenue #302, Nashville TN, 37204.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 3rd day of May, 2010.

Joseph William Humke

Michael William Humke
By Joseph William Humke, Attorney in fact

State of Tennessee)
County of Davidson)

On this 3rd day of May, 2010, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Joseph William Humke, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/22/10

ANGELA Y. POSTON-WILLIAMS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

On this the 3rd day of May, 2010, before me personally appeared Joseph William Humke, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Michael William Humke and acknowledged that such person executed the same as the free act and deed of Michael William Humke.

Notary Public

My commission expires: 5/22/10

ANGELA Y. POSTON-WILLIAMS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 152,000.00.

Affiant

Sworn and subscribed before me on this the 3rd day of May, 2010.

Notary Public

My Commission Expires: 4/23/14

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NEW OWNER:
Brian Bassham
2310 Elliott Avenue #302
Nashville, TN 37204

RESPONSIBLE FOR TAX PAYMENT:
Pinnacle National Bank
150 3rd Ave. South, Suite 900
Nashville TN 37201

TAX MAP-PARCEL #:
105-14-C-302.00CO