WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100031885 DEEDWARR
Recvd: 05/27/10 09:25 2 pgs
Fees:13.00 Taxes:758.50
20100527-0040829

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MAY, 2010.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cecil Basham &	BANK OF AMERICA, N.A.	126-15-0A-085.00-CO
(NAME)	(NAME)	
7712 Daniel Trace	501 CRESCENT CENTER DRIVE #510	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	FRANKLIN, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Matthew W. McBride and wife, Sarah Chambers-McBride, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cecil Basham and Rachel Basham, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: * HUSBAND AND WIFE

BEING Lot No. 104 on the Plan of Section Two, Boone Trace at Biltmore, of record in Plat Book 9700, Pages 316 and 317, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Matthew W. McBride and wife, Sarah T. Chambers, by Warranty Deed dated May 1, 2003 from Brian C. Frost and wife Kathryn C. Frost of record in Instrument No. 20030506-0059937, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Matthew W. McBride and Sarah Chambers-McBride F/K/A Sarah T. Chambers by Terry DeSelms as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20100527-0040838, in The Register's Office for Davidson County, Tennessee.

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

unimproved ☐
This is improved ☒ property, known as 7712 Daniel Trace, Nashville, TN 37221
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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.

Rudy Title & Escrow, LLC
2012 21st Ave S
Nashville, TN 37212
G-ZCR-10-7712

Witness our hands this 21st day of May, 2010.

Matthew W. McBride
By Terry DeSelms as His Attorney-In-Fact

Sarah Chambers-McBride
F/K/A Sarah T. Chambers
By Terry DeSelms as Her Attorney-In-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 21st of May, 2010 before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Matthew W. McBride and Sarah Chambers-McBride F/K/A Sarah T. Chambers, and acknowledged he executed the same as the free act and deed of the said Matthew W. McBride and Sarah Chambers-McBride F/K/A Sarah T. Chambers, through Power of Attorney granted Terry DeSelms by the said Matthew W. McBride and Sarah Chambers-McBride F/K/A Sarah T. Chambers.

Witness my hand and official seal at Franklin, Tennessee this 21st day of May, 2010.

Commission expires:
5/6/2013

Notary Public

TABITHA N. CALHOUN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 6, 2013