THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Kristine D. Gerdesmeier
4210 Hillsboro Pike, Apt. 204
Nashville, TN 37215
SEND TAX BILLS TO:

SAME

BILL GARRETT, Davidson County
Trans:T20110036566 DEEDWARR
Recvd: 06/20/11 08:38 2 pgs
Fees:13.00 Taxes:1036.00
20110620-0046865

WARRANTY DEED

(Map/Parcel 131-020H-04.00CO)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **JAMISON R. BASKIN, married and A. TERRY BASKIN, married**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **KRISTINE D. GERDESMEIER, unmarried**, hereinafter referred to as "Grantee", her heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Unit No. 204, Hillsboro Quarters II 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 and By-Laws of Hillsboro Quarters Condominiums, of record in Instrument No. 20040421-0045569, Instrument No. 20040511-0054050, Instrument No. 20050110-003192 and Instrument No. 20050425-0045365, Register's Office of Davidson County, Tennessee, 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 Hillsboro Quarters II Condominiums, as set out on Exhibit "A" to the Third Amendment to the Master Deed, of record in Instrument No. 20050425-0045365, said Register's Office, for a more complete description of said unit.
>
> BEING the same property conveyed to Jamison R. Baskin, an unmarried man and A. Terry Baskin, a married man, by Warranty Deed from Craighead Patten Properties, a Tennessee joint venture, dated May 12, 2005, of record in Instrument No. 20050526-0059288, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO Master Deed and By-Laws of Hillsboro Quarters Condominiums, of record in Instrument No. 20040421-0045569, Instrument No. 20040511-0054050, Instrument No. 20050110-0003192 and Instrument No. 20050425-0045365; building setback lines, public utility and drainage easements, and all other matters as set forth on the above plan of record; all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.
>
> THIS property is not now, nor has it ever been, the principal residence of A. Terry Baskin.

This is improved property known as 4210 Hillsboro Pike, Apt. 204, Nashville, TN 37215.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns, forever.

Grantors covenant with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2011 real property taxes which will be prorated at closing and paid by the Grantee.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

REEN L. BASKIN, wife of JAMISON R. BASKIN, hereby joins in this conveyance and conveys any and all interest she may have in said property, including but not limited to marital interest, to the Grantee.

WITNESS OUR HANDS and signatures on this the 17th day of June, 2011.

JAMISON R. BASKIN

A. TERRY BASKIN

REEN 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 Jamison R. Baskin and wife, Reen L. Baskin and A. Terry Baskin, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of June, 2011.

Notary Public

My Commission Expires: 4-21-13

(SEAL)

SHEILA K. REBURN
Notary At Large
RUTHERFORD COUNTY, TN

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $280,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 17th day of June, 2011.

Notary Public

My commission expires: 4-21-13

SHEILA K. REBURN
Notary At Large
RUTHERFORD COUNTY, TN

File No. 20110178