File No. 120075

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120019636 DEEDWARR
Recvd: 03/19/12 12:39 2 pgs
Fees:13.00 Taxes:906.50
20120319-0023118

DEBORAH K. DEVINE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MARCH, 2012.

Notary Public

MY COMMISSION EXPIRES: 11 - 7 - 2012
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Babula	Myers Park Mortgage, Inc.	155-15-OA/091.00
(NAME)	(NAME)	
5013 Stonemeade Dr.	141 Providence Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Charlotte, NC 28207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Timothy Best and wife, Robin Best, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Babula and Marci Babula, husband and wife, 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:

LAND in Davidson County, Tennessee, being Lot No. 91 on the Plan of Stonemeade, Section I, as of record in Book 6900, Pages 800 and 801, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Timothy Best and wife, Robin Best by Warranty Deed from Marie Caroline Lazam Bassler and husband, Bryan Timothy Bassler, dated June 12, 1996 and recorded August 29, 1996 in Book 10172, Page 297, Register's Office for Davidson County, Tennessee.

Robin Best executed this instrument on behalf of Timothy Best pursuant to a Power of Attorney of record in Instrument No. 20120319-0023117, Register's Office, Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions and Restrictions and By-Laws of record in Book 7701, Page 290; Reaffirmed in Book 8349, Page 43; amended in Book 8810, Page 840; amended By-Laws of record in Book 8517, Page 992; Homeowners Association Charter of record in Book 7920, Page 728; Conveyance of Common Area of record in Book 8517, Page 997; and all matters shown on plat of record in Plat Book 6900, Pages 800 and 801, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 5013 Stonemeade Dr., 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

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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.

Witness our hands this 15th day of March, 2012.

Timothy Best by Robin Best his attorney in fact
Timothy Best
By Robin Best, Attorney-in-Fact

Robin Best
Robin Best

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robin Best with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Timothy Best as his Attorney in Fact as the free act and deed of the within named Timothy Best.

Witness my hand and official seal this 15th day of March, 2012.

Commission expires: 1/26/14

Rebecca Campbell
Notary Public

Rebecca Campbell State of Tennessee Notary Public County of Sumner

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robin Best, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of March, 2012.

Commission expires:

1/26/14

Rebecca Campbell
Notary Public

Rebecca Campbell State of Tennessee Notary Public County of Sumner

Return to:
Realty Title
206A Cool Springs Blvd, St 106
Franklin, TN 37067