THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1616 Westgate Circle, Ste 215** **Brentwood, TN 37027** **CRT File No. 12050937**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $350,000.00. Affiant Subscribed and sworn to before me, this 6th day of July, 2012. Notary Public My Commission Expires: May 18, 2014

BILL GARRETT, Davidson County
Trans:T20120051081 DEEDWARR
Recvd: 07/11/12 15:08 2 pgs
Fees:13.00 Taxes:1295.00
20120711-0060986

JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Eugene C. Steeb, Jr. and Carrie Lyn Steeb 4400 Belmont Park Terrace #155 Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131-03-0B-155.00-CO

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, **A. Terry Baskin and Donna H. Baskin, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Eugene C. Steeb, Jr. and Carrie Lyn Steeb, Husband and Wife**, ("Grantees"), its 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 Building Site No. 155 on the Plan of Section 3, Arden Place, of record in Book 4660, page 152, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to A. Terry Baskin and Donna H. Baskin, husband and wife by deed from Jeanne K. Shuman, Trustee, or her successors in trust, under the Billy J. Shuman and Jeanne K. Shuman Marital Trust dated August 23, 1993 of record in Instrument No. 20100702-0051964, Register's Office for Davidson County, Tennessee, dated June 22, 2010.

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.

Taxes for the year 2012 a lien, not yet due and payable.

Subject to all matters shown on the Plan of Section Three, Arden Place, of record in Book 4660, Page 152, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Arden Place of record in Book 4754, Page 455, Book 4819, page 564, Book 4916, page 277, Book 5019, page 942, Book 5091, page 66, Book 5129, page 120, Book 5163, page 384, Book 5231, page 375, Book 5351, page 592 and Book 5514, page 636 and Instrument No. 20070816-0098235, Register' s Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is

exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter of Arden Place Home Owners Association, Inc. of record in Book 4749, page 634, Register's Office for Davidson County, Tennessee.

Deed conveying the common area of record in Book 5058, page 330, Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 4400 Belmont Park Terrace #155 Nashville TN 37215

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 6th day of July, 2012.

A. Terry Baskin

Donna H. Baskin

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, A. Terry Baskin and Donna H. Baskin, 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 6th day of July, 2012.

Notary Public
My Commission Expires: May 18, 2014

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY