BILL GARRETT, Davidson County
Trans:T20120062412 DEEDWARR
Recvd: 08/21/12 12:14 3 pgs
Fees:18.00 Taxes:2127.50
20120821-0075025

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MSP)
150 3rd Avenue South, Suite 2800
Nashville, Tennessee 37201

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Anita J. Vallett 1101 Safety Harbor Cove Old Hickory, TN 37138	Same	Map 64-3 Group C Parcel 30 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 consideration, the receipt and sufficiency of which are hereby acknowledged, A. TERRY BASKIN and wife, DONNA H. BASKIN (the "Grantors") have bargained and sold, and hereby transfer and convey, to ANITA J. VALLETT, her heirs and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 207 on the Final Plat of Phase Four, Section One, Brandywine Pointe, as of record in Book 7900, pages 550-551, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Grantors by deed from Naomi D. Lytle of record as Instrument Number 20031021-0155704, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is unimproved property known as 1104 Safety Harbor Cove, Old Hickory, Davidson County, Tennessee 37138.

Said property is conveyed subject to the following matters:

1. Property taxes for the year 2012 and subsequent years, a lien, but not yet due and payable.

2. The Plan of record in Book 7900, page 550-551, Register's Office of Davidson County.

3. Declaration of covenants, conditions and restrictions of record in Book 8980, page 59, said Register's Office, as amended to date of record.

GRANTORS covenant that, subject to the matters set forth above, Grantors are lawfully seized and possessed of said property in fee simple, have good right to convey it and that it is unencumbered. Grantors further covenant and bind themselves and their successors to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantors have executed this instrument as of the 21st day of August, 2012.

A. TERRY BASKIN

DONNA H. BASKIN

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, A. TERRY BASKIN and DONNA H. BASKIN, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20th day of August, 2012.

Notary Public

My Commission Expires: March 3, 2015

LEAH S. TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires March 03, 2015.

STATE OF TENNESSEE)

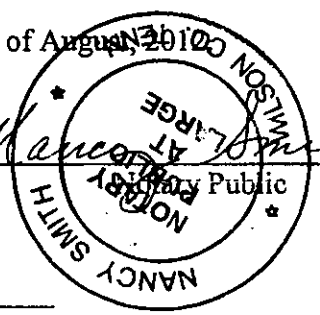
COUNTY OF Wilson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $575,000.00.

Anita J. Vaulett

Affiant for Grantee

Sworn to and subscribed before me this 17 day of August, 2012.



Nancy Smith

Notary Public

My Commission Expires: 9-28-2015

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