This Instrument Prepared By:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Nashville, TN 37212

BILL GARRETT, Davidson County
Trans:T20120066629 DEEDWARR
Recvd: 09/05/12 15:25 2 pgs
Fees:13.00 Taxes:647.50
20120905-0080351

Warranty Deed

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
John Blackwell & Frank Bryant 602 Regent Park Drive Mt.Juliet, TN 37122	NEW OWNER	146-04-0-055.00

For good and valuable consideration received, **Kristy Lynn Nolan, devisee under the Last Will & Testament of Reba J. Basham,** (formerly known as Reba J. Primm) by these presents does transfer and convey unto the Grantee(s), **John Blackwell and Frank Bryant**, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to Reba J. Basham, deceased, described as follows:

Land in Davidson County, Tennessee, being Lot No. 768 on the plan of Caldwell Hall, Section XII, as of record in Book 3300, page 57, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Reba J. Primm, unmarried, by Warranty Deed from PHH Homequity Corporation, of record in Book 8198, page 354, Register's Office for said County. The said Reba J. Basham having died on September 21, 2011, and Pursuant to her Last Will & Testament, Probate No. 12P-696, in the Probate Court for Davidson County, Tennessee, subject property was devised to Kristy Lynn Nolan.

This is improved property known as 4703 Richmar Court, Nashville, TN 37211

Said Property is conveyed subject to any and all restrictions, easements or matters of record including those listed in: Book 3300, page 57; Book 3221, page 6; Book 3251, page 543; and Book 7571, page 581, in the Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, her heirs and assigns forever. And the Grantor covenants with the Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered, unless, otherwise herein set out, and do further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to said land to the Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 17th day of August, 2012.

Kristy Lynn Nolan
Kristy Lynn Nolan

STATE OF TENNESSEE
COUNTY OF Williamson

On this 17th day of August, 2012, before me personally appeared, **Kristy Lynn Nolan**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument, and acknowledged that she executed the same as her free act and deed and for the purposes described herein.

Witness my hand and official seal, at the office, this 17th day of August, 2012.

My commission expires: 3/19/2013

Notary Public

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $175,000.00.

Affiant

Subscribed and sworn to before me this 17th day of August, 2012.

Notary Public

My Commission Expires: 4.9.16

PHYLLIS D. SWENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY