WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120077926 DEEDWARR
Recvd: 10/15/12 08:52 2 pgs
Fees:13.00 Taxes:416.99
20121015-0093931

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$112,700.00.**

Linda Osborne
Affiant

Subscribed and sworn to before me this 12 day of October, 2012

GREGORY D. VADNER NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY

Notary Public
My Commission expires: 6.24.14
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Kimberly Bassham	Guaranty Trust Company	095120A19800 CO
604 Hibbitts Court	316 Robert Rose Drive	
Nashville, TN 37214	Murfreesboro, TN 37129	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Charles E. Walker, unmarried** , hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kimberly Bassham** an unmarried person , their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 24 on the Plan of Lakeland, Phase Two, Section Two, as of record in Plat Book 7900, page 103, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charles E. Walker, from Secretary of Housing and Urban Development, by deed on May 9, 2012, of record in Instrument Number 20120514-0041374, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2013 and subsequent years, a lien but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 7900, page 103, Register's Office 7826 County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7826, page 462; Book 6781, page 163; Book 7397, page 831; and Book 8079, page 800, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 4925, page 65; Book 4286, page 864; Book 4754, page 522; Book 7628, page 596; and Book 7628, page 590, Register's Office for Davidson County, Tennssee.

This is improved property known as: **604 Hibbitts Court, Nashville, TN 37214**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 October 12, 2012.

Charles E. Walker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Charles E. Walker** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 12, 2012

My commission expires 1-6-14

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY