This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20120085875 DEEDWARR
Recvd: 11/09/12 10:37 3 pgs
Fees:18.00 Taxes:1215.45
20121109-0103695

ADDRESS NEW OWNER:
Daniel Powell
6781 Autumnwood Dr.
Nashville, Tennessee 37221

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Fifth Third Mort. Co.
5001 Kingsley Dr.
Cincinnati, OH 45227

MAP	**155-07**
GROUP	**A**
PARCEL	**42CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Lizbeth Rene Batson and Pamela B. Caples, Co-Successor Trustees of the Roger D. Baskette, Sr. and Thetis P. Baskette Revocable Trust Agreement dated January 31, 2012,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Daniel Powell and Julie Powell, 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. 17 on the Plan of Poplar Creek Estates, Phase IV, of record in Plat Book 9700, page 195, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Roger D. Baskette, Sr. and Thetis P. Baskette, Trustees under The Roger D. Baskette, Sr. and Thetis P. Baskette Revocable Trust Agreement dated January 31, 2012 (the "Trust") by Quitclaim Deed from Roger D. Baskette, Sr. and wife, Thetis P. Baskette, of record as Instr. 20120201-0009080, Register's Office, Davidson County, Tenessee, as corrected by a Scrivener's Affidavit being recorded simultaneously herewith as Instr. 20121109-0103694, Register's Office, Davidson County, Tennessee. The said Roger D. Baskette, Sr. and Thetis P. Baskette are now deceased, and the Grantors are the Co-Successor Trustees under the said Trust.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **6781 Autumnwood Dr., Nashville, Tennessee 37221.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the **30th** day of **October, 2012.**

Lizbeth Rene Batson co-Successor Trustee

Lizbeth Rene Batson, Co-Successor Trustee

Pamela B. Caples / Co-Successor Trustee

Pamela B. Caples, Co-Successor Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Lizbeth Rene Batson, and Pamela B. Caples,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are the Co-Successor Trustees of the Roger D. Baskette, Sr. and Thetis P. Baskette Revocable Trust and that as said Co-Successor Trustees, with the authority to so do, they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of October, 2012.

NOTARY PUBLIC

THOMAS L. BOTTORFF NOTARY PUBLIC WILLIAMSON CO. STATE OF TENNESSEE NOTARY PUBLIC

My Commission Expires: 11/24/13

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $328,500.00.

Catherine M. Wood
AFFIANT

Subscribed and sworn to before me ~~on this~~ 30th day of October, 2012.

NOTARY PUBLIC

KAREN L. TRUSTY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 8-23-16

Return To:

FOUNDATION
TITLE AND ESCROW, LLC
2672 ~~1725~~ N. Mt Juliet Rd., ~~Ste. C~~
Mt Juliet, TN 37122