Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

(1)

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
13-0382

BILL GARRETT, Davidson County
Trans:T20130045391 DEEDWARR
Recvd: 05/31/13 10:52 2 pgs
Fees:13.00 Taxes:617.90
20130531-0055021

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of May, 2013

Notary Public
Commission Expires: 1-18-16

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Britney Grayson 2310 Elliot Avenue #302 Nashville, TN 37204	New Owner	105.14-0C-302.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Brian S. Bassham, an unmarried man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Britney Lynne Grayson, an unmarried person

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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 302 as specified on the Plat shown in the Master Deed, on the Plan of The Park at Melrose Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et. seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for The Park at Melrose Condominiums of record under Instrument No. 20070917-0110745, Register's Office for Davidson County, Tennessee, including without limitation the Bylaws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of The Park at Melrose Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20070917-0110745, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Brian S. Bassham, an unmarried man by Warranty Deed from Joseph William Humke and Michael William Humke dated 5/3/10 and filed for record on 5/13/10 in Instrument # 20100513-0037039, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2310 Elliot Avenue #302, Nashville, TN 37204.

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 we so covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 17th day of May, 2013.

Brian Bassham, MD
Brian S. Bassham

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Brian S. Bassham** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 17th day of May, 2013.

Notary Public
My Commission Expires: 1-18-16

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Notary Seal)