WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130058213 DEEDWARR
Recvd: 07/09/13 10:29 2 pgs
Fees:13.00 Taxes:1239.50

20130709-0070766

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Jodi Jackson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of June, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/30/2017

(AFFIX SEAL)

TREY CAIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON CO.

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kelly M. Basel	Churchill Mortgage Corp.	155-16-0A-240.00
(NAME)	(NAME)	
7032 Meadow Ridge Circle	761 Old Hickory Blvd, Ste 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221-7910	Brentwood, TN, 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Cumberland J. B. Dugan and wife, Mandy J. Dugan**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Kelly M. Basel and her husband, Jason C. Basel**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 96, on the Plan of TRACESIDE, SECTION EIGHT, as shown by plat appearing of record in Plat Book 9700, Page 659, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Cumberland J. B. Dugan and wife, Mandy J. Dugan by Warranty Deed dated August 1, 2005, from Andrew M. Barton and wife, Jennifer G. Barton, and filed for record on August 4, 2005, in Instrument No. 20050804-0092082, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters as set forth on the plat of record in Plat Book 9700, Page 659, (2) All matters as set forth on the boundary plat of record in Plat Book 7900, Page 705, (3) Restrictive Covenants of record in Book 9435, Page 493 and Amendment in Book 9677, Page 675, (4) Water Line Easement as shown of record in Book 9306, Page 279, (5) By-Laws of record in Book 9668, Page 899, (6) Charter of the Homeowner's Association of record in Book 9668, Page 894, and (7) Conveyance of Common Area/Open Spaces to the Homeowner's Association of record in Instrument No. 20000329-0031449, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 7032 Meadow Ridge Circle, Nashville, TN 37221-7910

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 28th day of June, 2013.

Cumberland J. B. Dugan

Mandy J. Dugan

State of Tennessee
County of Williamson

Personally appeared before me Cumberland J. B. Dugan and Mandy J. Dugan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of June, 2013.

Notary Public Sandra S. Jackson
My Commission Expires: 11-23-2015

SANDRA S. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067