RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-17669

BILL GARRETT, Davidson County
Trans:T20130091128 DEEDWARR
Recvd: 10/23/13 13:46 2 pgs
Fees:13.00 Taxes:1517.00
20131023-0110545

ENNESSEE
: Williamson
CONSIDERATION OR VALUE, WHICHEVER IS
)R THIS TRANSFER IS $410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of October, 2013.

Notary Public

MY COMMISSION EXPIRES: 8/27/17

(AFFIX SEAL)

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sara Preston	Sara Preston	
(NAME)	(NAME)	
2613 Woodlawn Drive	2613 Woodlawn	104-15-0-419
(ADDRESS)	(ADDRESS)	
Nasvhille, TN 37212	Nashville, TN	
(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, **Randall R. Baskin and wife, Sadie T. Baskin**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Sara Preston**, hereinafter called the GRANTEE(S), her heirs and/or assigns, a certain tract or parcel of land in ~~Williamson~~ DAVIDSON County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being the East 58 feet of the West 109 Feet of the North 170 feet of lot No. 8 on the Plan of Belair, as of record in Book 332, page 6 Register's office for Davidson County, Tennessee.

Said Part of said lot fronts 58 feet on the South side of Woodlawn Avenue (or Drive) formerly Belair Avenue, and runs back between parallel lines parallel to and 51 feet East of 27th Avenue 179 feet to a dead line.

Being the same property conveyed to Randall R. Baskin and wife Sadie T. Baskin by deed from Carol A. Winn of record at Instrument 20070813-0096555 Register's office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:
Taxes for the year(s) 2014 and thereafter, a lien not yet due and payable

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 2613 Woodlawn Drive, Nashville, TN 37212
(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), her 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), her 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 11th day of October, 2013.

Randall R. Baskin

Sadie T. Baskin

State of Tennessee
County of Williamson

Personally appeared before me Randall R. Baskin and Sadie T. Baskin, 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 11th day of October, 2013.

Notary Public Donald R. Barrett
My Commission Expires: 8/27/17

DONALD R. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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