WARRANTY DEED

File #13123623

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,000.00

Leslie Rosenbaum
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of December, 2013.

Vanessa E Allen
Notary Public

MY COMMISSION EXPIRES: 8/16/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg A
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leslie Rosenbaum and Lori Rosenbaum	901 Vantrease Rd	108-16-0-109.00
(NAME)	(NAME)	
3201 Priest Woods Dr	Madison, TN	
(ADDRESS)	(ADDRESS)	
Nashville TN 37214	37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Stan Baskin and Emily Baskin, Husband and Wife** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Leslie Rosenbaum,** Single **and Lori Rosenbaum,** Single 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 Lot No. 15A, on the plan of Zone Lot Division Lot 15&17 of Sect 4 of Lakeview Hills Subdivision, as the same appears of record in Plat Book 6250, Page 212, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Stan and Emily Baskin by deed from Shapiro & Kirsch, LLP, as Substitute Trustee, dated 09/11/2013, of record in Instrument No. 20130920-0099381, said Register's Office.

This conveyance is subject to: Taxes for the year 2014, a lien, not yet due or payable.; Sanitary Sewer/Storm Drainage Easement to Metro Davidson County as of record in Book 5856, page 84, said Register's Office.; Restrictive Covenants as of record in Book 6431, Page 298, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **3201 Priest Woods Dr, Nashville,TN,37214**
(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 GRANTEES, their heirs and assigns forever; and we do 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20140000472 DEEDWARR
Recvd: 01/03/14 08:55 2 pgs
Fees:13.00 Taxes:303.40
20140103-0000618

Witness our hands this 16th day of December, 2013.

Stan Baskin

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Stan Baskin , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 16th day of December, 2013.

Commission expires:

8/16/14

Vanessa E Allen

Notary Public

Vanessa E. Allen STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

Emily Baskin by Stan Baskin as her attorney-in-fact

Emily Baskin by Stan Baskin as her attorney-in Fact

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this 16th day of December, 2013, before me personally appeared Stan Baskin, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged the he is the attorney-in-fact of Emily Baskin and is authorized by her and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Book *, Page_____, Register's Office for ~~Rutherford~~ Davidson County, Tennessee.

* 20140103-0000617

Witness my hand and official seal, this the 16th day of December, 2013.

Commission expires:

8/16/14

Vanessa E Allen

Notary Public

Vanessa E. Allen STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. A
Murfreesboro, TN 37130