WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson 2395
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,500.00

Angela Batson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **4th** day of **April, 2014**

Notary Public

MY COMMISSION EXPIRES: 8/29/2014
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan C. Hammel	Peoples Home Equity	061-15-0-245.00
(NAME)	(NAME)	
1206 Norvel Avenue	5205 Maryland Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 04/07/14 15:24 3 pgs
Fees:18.00 Taxes:690.05
20140407-0029024

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, **Dorris Gerald Basham and Jeanette Basham**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jonathan C. Hammel, an unmarried man**, 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. 68 in the Plan of M. N. Young's Inglewood Annex, as of record in Book 547, page 197, Register's Office for said County.

Said Lot No. 68 fronts 50 feet 1 inch on the southerly side of Norvell Avenue and runs back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to Dorris Gerald Basham and wife, Jeanette Basham by Warranty Deed from V. N. Basham and wife, Olene Basham dated July 17, 1973, of record in Book 4729, page 537, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☑ property, known as 1206 Norvel Avenue, Nashville, TN 37216

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, has 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.

Witness our hands this **4th** day of **April, 2014**

Dorris Gerald Basham

Dorris Gerald Basham

Jeanette Basham

Jeanette Basham

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, Dorris **Gerald Basham and Jeanette Basham**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **4th** day of **April, 2014**

SUSAN L. HEINRICH
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Notary Public

My commission expires: 8/29/2014

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expire: 12-27-15

Notary's Seal (if on paper)



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).