WARRANTY DEED

BRITTANY GOINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 4-17-17

(AFFIX SEAL)

R-SR-14-512

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Donald S. Main and Valerie J. Main	new owner	
(NAME)	(NAME)	**102-04-0-025.00**
512 Starliner Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **RHEA BASKETTE, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DONALD S. MAIN AND VALERIE J. MAIN, HUSBAND AND WIFE** hereinafter called the Grantee(s), their heirs and assigns, that 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. 1002 on the Plan of Charlotte Park Subdivision, Section 13 of record in Plat Book 2900, Page 142 and 143, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 1002 fronts 83.0 feet on the southerly side of Starliner Drive and extends back 150.2 feet on the westerly line and 146.5 feet on the easterly line to a broken line in the rear on which it measures 60.6 feet.

Being the same property conveyed to Rhea Baskette by deed from Mai E. Jones formerly Mai M. Baskette (widow of Elbur Hill Baskette) and husband, Edward F. Jones of record in Instrument No. 20030501-0058151 Register's Office for Davidson County, Tennessee, dated April 30, 2003 and recorded on May 1, 2003.

This conveyance is subject to:
- Taxes for the year 2014 prorated and assumed by grantees herein.
- Subject to all matters shown on the Plan of record in Plat Book 2900, Page 142 and 143, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3185, Page 544, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **512 Starliner Drive, Nashville, Tennessee 37209**.

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 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 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: T20140048282 DEEDWARR
Recvd: 07/07/14 14:50 2 pgs
Fees: 13.00 Taxes: 555.00

20140707-0059639

Witness my/our hand(s) this the 27th DAY OF JUNE, 2014.

Rhea Baskette

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 27th of June, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)