RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-140800200

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140064441 DEEDWARR
Recvd: 08/29/14 13:27 2 pgs
Fees:13.00 Taxes:501.63
20140829-0079223

STATE OF TENNESSEE
COUNTY OFDavidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,575.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 25th day of August, 2014

Notary Public

MY COMMISSION EXPIRES: SEP 2 0 2016

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Baskin, et al	Bank of America	#75-10-0-002.00
103 Tyler Drive	4909 Savarese Cir.	
Hermitage, TN 37076	Tampa, FL 33634	

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, WE,
Michael E. Wilson and wife, Victoria L. Wilson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jyl R. Baskin and Phillip David Baskin wife and husband and Carly Shay Baskin, a single woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Cheatham COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:
LAND in Davidson County, Tennessee, being Lot No. 33 on the Plan of Hermitage Estates of record in Plat Book 3300, Pages 70 & 71, Register's Office for said County, to which reference is made for a more complete description.

BEING the same property conveyed to Michael E. Wilson and wife, Victoria L. Wilson, by Warranty Deed from James D. Joines and wife, Linda B. Joines, dated 5/8/95 and recorded 5/10/95 in Book 9668, Page 378, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This instrument is being executed pursuant to Power of Attorney being recorded simultaneously herewith in Instrument No. 20140829-0079222, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **133 N. Poole Street, Ashland City, TN 37015**
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.

Witness our hands this 25th day of August, 2014.

Michael E Wilson by Victoria L. Wilson AIF
Michael E. Wilson by Victoria L. Wilson, attorney in fact

Victoria L. Wilson
Victoria L. Wilson

STATE OF TENNESSEE
COUNTY OF Davidson

On this 25th day of August, 2014, personally appeared before me, Victoria L. Wilson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the "attorney-in-fact" of Michael E. Wilson, and is authorized by him / to execute this instrument on their behalf, as his free act and deed.

Witness my hand, at office, this 25th day of August, 2014.

My commission expires: 5/23/16

Notary Public

KIMBERLY R. HARGROVE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Victoria L. Wilson the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Memphis, Tennessee, this 25TH day of August, 2014.

Commission Expires: 5-23-16

Notary Public

KIMBERLY R. HARGROVE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066