WARRANTY DEED

RACHEL NEAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017

R-VRES-14-6406

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

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)
Bashinsky **Lisa ~~Bashinsky~~ and John Brassil, Jr.**	New owner	
(NAME) ~~6406 Frisco Avenue~~ 4301 Utah Ave	(NAME)	**090-08-0-045.00**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(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 **DEBORAH LEE COOK, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **LISA ~~BASHINKSY~~ *Bashinsky AND JOHN BRASSIL, JR., WIFE AND HUSBAND,** 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:

Tract 1:
Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of West Nashville Annex of record in Plat Book 3106, Page 25, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract 2:
Land in Davidson County, Tennessee, being the northwesterly one-half of Alley No. 1502 adjoining the southeasterly property line of Tract 1, and being that portion of the alley closed by Metro Ordinance No. 088-161.

Being the same property conveyed to Deborah Lee Cook, unmarried by deed from Shirley S. Jones and husband, Charles M. Jones and Elizabeth E. Hail of record in Instrument No. 20030916-0136328 Register's Office for Davidson County, Tennessee, dated July 29, 2003 and recorded on September 16, 2003. (Value of consideration shown in aforementioned deed $86,460.00.)

This conveyance is subject to:
- Taxes for the year 2014 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3106, Page 25, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6406 Frisco Avenue , 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:T20140074922 DEEDWARR
Recvd: 10/03/14 14:06 2 pgs
Fees:13.00 Taxes:510.60
20141003-0091892

Witness my/our hand(s) this the 30th DAY OF SEPTEMBER, 2014.

Deborah Lee Cook

Deborah Lee Cook

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBORAH LEE COOK, 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 30th of September, 2014.

C. Loy Carney

Notary Public
My Commission Expires:
(SEAL)

