BILL GARRETT, Davidson County
Trans:T20150047048 DEEDWARR
Recvd: 06/15/15 09:42 2 pgs
Fees:13.00 Taxes:999.00
20150615-0056197

Warranty Deed

J CARLA IKARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $270,000.00. Affiant Subscribed and sworn to before me, this the 1st day of June, 2015. Notary Public My commission expires: 1-8-19

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Steven Swayne Elizabeth Swayne	Guaranty Trust Co.	
817 3rd Avenue North, Unit 311	316 Robert Rose Drive	082-13-0E-311.00-CO
Nashville, TN 37201	Murfreesboro, TN 37129	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOHN STEVENS BASINGER AND WIFE, JESSIE MEAGHAN BASINGER**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEVEN SWAYNE AND ELIZABETH SWAYNE, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No.311, with all rights and appurtenances thereto belonging as set out in the Master Deed of District Lofts, a Condominium Development of record as Instrument No. 20080104-0001256, and amended by surveyors certificate of correction of record in Instrument No., 20080111-0003637, and amended by Instrument No., 20080609-0059308, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to John Stevens Basinger and wife, Jessie Meaghan Basinger by Warranty deed from Third & Harrison, LLC of record in Instrument No. 20080708-0070019 Register's Office for Davidson County, Tennessee, dated July 03, 2008 and recorded on July 08, 2008.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 817 3rd Avenue North, Unit 311, Nashville, TN 37201.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of June, 2015.

John Stevens Basinger

Jessie Meaghan Basinger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named John Stevens Basinger and Jessie Meaghan Basinger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of June, 2015.

Notary Public

