# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/21/17

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

BILL GARRETT, Davidson County
Trans:T20150076411 DEEDWARR
Recvd: 09/08/15 15:11 2 pgs
Fees:13.00 Taxes:1350.50
20150908-0091261

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Oran A Basel, IV and Sarah M. Basel | New Owner | |
| (NAME) | (NAME) | |
| 6107 A California Ave. | | 091023B00100CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **6107 CALIFORNIA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ORAN A BASEL, IV AND SARAH M. BASEL, HUSBAND AND WIFE,** 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 Unit A of 6107 CALIFORNIA COTTAGES, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 6107 CALIFORNIA COTTAGES, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20150407-0030513, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 6107 CALIFORNIA COTTAGES, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20150407-0030513, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed by Quitclaim Deed from White Pines Building Group, LLC to 6107 California, LLC, a Tennessee Limited Liability Company as recorded on the 7th day of April, 2015 in Instrument No. 20150407-0030510; a portion of Warranty Deed from Gary L. Goss, Sr., unmarried to White Pines Building Group, LLC, as recorded on the 20th day of March, 2015 in Instrument No. 20150320-0024050 and a portion of Warranty Deed from Sammie R. Harrington and wife, Loretta F. Harrington to Gary L. Goss, Sr., and wife, Crystal Goss, as recorded on the 23rd day of March, 2011 in Instrument No. 20110323-0022669, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Plat Book 161, Page 75 and Exhibit "B" of Instrument No. 20150407-0030513, said Register's Office; and (c) restrictive covenants of record in Instrument No. 20150407-0030513, said Register's Office; (d) Terms and provisions of by-Laws recorded in Exhibit "C" of Instrument No. 20150407-0030513, said Register's Office; (e) Charter of 6107 California Cottages Corporation recorded at Instrument No. 20150407-0030509, said Register's Office.

unimproved
This is improved x property, known as 6107 A California Ave., Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 28 day of August, 2015.

6107 California, LLC

BY: _____

Tyler Pennington, Manager of White Pines Building Group, LLC, Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Tyler Pennington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a Manager of White Pines Building Group, LLC, Manager of 6107 California, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Manager of White Pines Building Group, LLC, Manager of 6107 California, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Manager of White Pines Building Group, LLC, Manager of 6107 California, LLC.

Witness my hand and official seal at Nashville, Tennessee this 28 day of August, 2015.

Commission expires:

_____

Notary Public




My Commission Expires NOV. 3, 2015