THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 15085178**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $207,000.00. Affiant Subscribed and sworn to before me, this 11th day of September, 2015. Notary Public My Commission Expires: 8-14-17

MARILYN C. NEWMAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

Address New Owner: Shelley Huffstickler and Philip Huffstickler 785 Jaywood Drive Old Hickory TN 37138-4248	Send Tax Bills To: Bank of Tennessee 301 E. Center St. Kingsport, TN 37660	Tax Information: Tax Parcel ID No. 063-16-0A-054.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Patricia Baskin f/k/a Patricia A Fry, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shelley Huffstickler and Philip Huffstickler, Wife and Husband**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Chitwood Downs now known as Hampton Park Subdivision, a Planned Unit Development of record in Plat Book 6900, Page 405 and as corrected by Certificate of Correction of record in Book 7462, Page 445, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Patricia A. Fry, a single woman by Warranty deed from Deborah L. Dornan, a single woman of record in Instrument No. 20090317-0024044 Register's Office for Davidson County, Tennessee, dated March 13, 2009 and recorded on March 17, 2009.

Paul T Baskin joins in this conveyance for the purpose of conveying all right, title and interest he may have in and to the above described property as spouse of Patricia Baskin f/k/a Patricia A Fry.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2015 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s) 550, 551 and 552; Certificate of correction in Book 7462, page 445 and Book 8110, page 401 and amendment in Book 8181, page 112, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7351, Page 852 amended in Book 7451, page 739 and Book 8336, page 393, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

BILL GARRETT, Davidson County
Trans:T20150079633 DEEDWARR
Recvd: 09/18/15 13:19 2 pgs
Fees:13.00 Taxes:765.90
20150918-0095078

Easement (s) to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 11030, Page 785; Book 11030, page 740; Book 11030, page 737 and Book 8657, page 179, in the Register's Office for Davidson County, Tennessee.

Easement (s) to United States of America of record in Book 2247, Page 75, in the Register's Office for Davidson County, Tennessee.

Easement(s) of record in Book 7489, Page 515; Book 8951, page 797; Book 7460, page 930; Book 8739, page 991 and Book 8007, page 235, in the Register's Office for Davidson County, Tennessee.

Charter of Hampton Park Homeowner's Association of record in Book 8517, Page 762 and amended in Book 8833, page 216, in the Register's Office for Davidson County, Tennessee.

Charter of Chitwood Homeowner's Association of record in Book 7431, Page 204, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed for common areas to Hampton Park Homeowner's Association (fka Chitwood Downs Homeowners Association) of record in Book 8207, Page 276, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Public Utilities of record in Book 8671, Page 61, in the Register's Office for Davidson County, Tennessee.

Easement of record in Book 8329, Page 944, Book 8646, Page 457 and Book 9958, Page 400, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 785 Jaywood Drive Old Hickory TN 37138-4248

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of September, 2015.

Patricia Baskin f/k/a Patricia A Fry

Paul T Baskin

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Patricia Baskin f/k/a Patricia A Fry and Paul T Baskin, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of September, 2015.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018