BILL GARRETT, Davidson County
Trans:T20150088048 DEEDWARR
Recvd: 10/15/15 15:36 2 pgs
Fees:13.00 Taxes:1056.35
20151015-0105119

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $285,500.00.

Affiant

Subscribed and sworn to before me, this 13th day of October, 2015.

Notary Public

My commission expires: 8-23-2016

(Notary Stamp) ANNE MARIE CHANDLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires August 23, 2016

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
Keith H. Solomon, Attorney
1535 West Northfield Blvd., Suite 2
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kent Basile	**Mortgage Investors Group**	**104-02H-005.00CO**
130 Acklen Park Drive	**8320 East Walker Springs Lane, Suite 200**	
Nashville, TN 372031169	**Knoxville, TN 37923**	

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 ACKNOWLEDGE, WE,

Peggy J. Shuster, an unmarried woman

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

Kent Basile, an unmarried man

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 No. 5, on the Plan of West Park Place, a Condominium Development, of record in Book 6900, Page 202, Register's Office for Davidson County, Tennessee, together with all the rights, benefits, responsibility and a proportionate share in the West Park Place Condominium Homeowners Association, as set out in the Master Deed and By-Laws of record in Book 7120, Page 792, and as amended in Book 7276, Page 824, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Peggy J. Shuster by Warranty deed from S. H. Subramony, unmarried of record in Instrument No. 20071214-0144074 Register's Office for Davidson County, Tennessee, dated November 27, 2007 and recorded on December 14, 2007.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page 202; Master Deed establishing a Horizontal Property Regime of West Park Place of record in Book 7120, Page 792 and amended in Book 7276, Page 824; Charter for the Homeowners Association of record in book 7155, page 111, Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property known as 130 Acklen Park Drive Nashville, TN 372031169.

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 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 13th day of October, 2015.

Peggy J. Shuster

STATE OF Tennessee

COUNTY OF Davidson

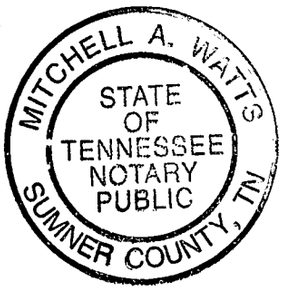
I, Mitchell A. Watts, a Notary Public of the County and State first above written, do hereby certify that Peggy J. Shuster personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 13th day of October, 2015.

Notary Public

My Commission Expires: 8.21.17

(SEAL)



File #: **2152230**
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
1535 West Northfield Blvd. Suite 2
Murfreesboro, TN 37129