Davidson County DEEDWARR
Recvd: 10/27/15 10:16 3 pgs
Fees:18.00 Taxes:364.45
20151027-0109114

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Nathan S. Basseen & Kristin N. Basseen
5859 Monroe Crossing
Antioch, TN 37013
SEND TAX BILLS TO:
New Owner

WARRANTY DEED

(Map 163-16-0A, Parcel 30.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **BARRETT HOTTINGER and wife, TOMOKO HOTTINGER**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **NATHAN S. BASSEEN and KRISTIN N. BASSEEN, husband and wife**, hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being Unit No. 130 on the Plan of Phase One, Provincetown, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20031119-0618785 - Exhibit "A-1", and Instrument No. 20040218-0018388, and Instrument No. 20080729-0077387, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.
>
> BEING the same property conveyed to Barrett Hottinger, an unmarried man, by Warranty Deed dated March 22, 2006, from Centex Homes, a Nevada General Partnership, of record in Instrument 20060403-0037586, Register's Office for Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Instrument No. 20031119-0618785, Instrument No. 20040218-0018388 and Instrument No. 20080729-0077387; to Restrictive Covenants of record in Instrument No. 20031119-0168785, Instrument No. 20051609-0066104 and Instrument No. 20060825-0105504, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 5859 Monroe Crossing, Antioch, TN 37013.

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

Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2015 real property taxes which will be prorated at closing and paid by the Grantors.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Tomoko Hottinger, wife of Barrett Hottinger, hereby joins in this conveyance and conveys any and all interest she may have in said property, including but not limited to marital interest.

WITNESS OUR HANDS and signatures on this the 20th day of October, 2015.

BARRETT HOTTINGER

TOMOKO HOTTINGER

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barrett Hottinger and Tomoko Hottinger, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of October, 2015.

Notary Public

My Commission Expires: 9-26-19
(SEAL)

MARY FUGITT
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $98,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 20th day of October, 2015.

Notary Public

My commission expires: 3-25-18

LAURIE M. HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

File No. 20150635

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith