Davidson County DEEDWARR
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Fees:23.00 Taxes:1035.63
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#32713

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 32713-10-2015** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $279,900.00. Affiant Subscribed and sworn to before me this 13th day of November, 2015. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner: John Edwin Bassett IV, Kathryn Grace Killman 3843 Whitland Avenue Nashville	**Send Tax Bills To:** Pinnacle Bank 150 3rd Avenue South, Suite 900 Nashville, TN 37201	**Tax Information:** Map and Parcel No.: 103 16 0 F 008 00CO

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, **Anne Miller Moore, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Edwin Bassett IV, unmarried, and Kathryn Grace Killman, unmarried, as joint tenants with rights of survivorship** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is property located at 3843 Whitland Avenue, Nashville, 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 13th day of November, 2015.

Anne Miller Moore

Anne Miller Moore

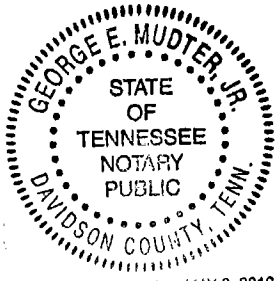
STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Anne Miller Moore**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes thereincontained.

Witness my hand, at office, this 13th day of November, 2015.

Notary Public

My Commission Expires:



My Commission Expires MAY 3, 2016

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit H on the Plan of Wilson Place of record in Plat Book 6200, page 3, Register's Office for said County, together with the appurtenant interest in the common elements of Wilson Place, a horizontal property regime established by Master Deed of record in Book 6268, page 296, Register's Office for Davidson County, Tennessee. Said Unit H is the "Cottage Unit" located above Unit G, as set forth in Paragraph 5 of the aforementioned Master Deed and is further identified as Parcel 8 on Davidson County Tax Map 103-16-F.

Being the same property conveyed to Anne Miller Moore by deed dated July 14, 2004 from Gabriel A. Briggs and wife, Shawn S. Briggs of record in Instrument No. 20040715-0084918, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2015, which have been prorated and paid by Grantor.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Wilson Place, of record in Book 6268, page 296, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 6200, page 3, Register's Office for Davidson County, Tennessee.

True Copy Certification

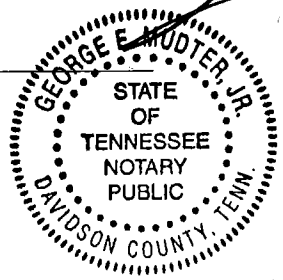
I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:



My Commission Expires MAY 3, 2016