Davidson County DEEDWARR Recvd: 11/17/15 14:50 3 pgs Fees:18.00 Taxes:453.99 **20151117-0116681**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,700.00 Faye Coles Affiant Subscribed and sworn to before me, this 13th DAY OF November, 2015. Notary Public MY COMMISSION EXPIRES: 10.12.19 (AFFIX SEAL)

WARRANTY DEED

LFL15-0713

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Faye Coles	Faye Coles	
713 Braidwood Drive	(NAME) 713 Braidwood Drive	
(ADDRESS) Nashville, TN 37214-3201	(ADDRESS) Nashville, TN 37214-3201	096-10-240.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DORRIS GERALD BASHAM AND WIFE, CAMILLA BASHAM, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto FAYE COLES, MARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 322 on the Plan of Cloverhill, Section No. V, of record in Plat Book 2133, Page 88, 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 Dorris Gerald Basham and wife, Camilla Jeanette Basham by Warranty Deed from Howard Wayne Spencer and wife, Margaret Rochelle Spencer, of record in Book 3875, Page 595, Register's Office for Davidson County, Tennessee, dated March 29, 1965 and recorded on March 31, 1965.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 2133, Page 88, Book 2145, Page 262, as made applicable in Book 2273, Page 88, Book 2290, Page 538, Book 6172, Page 109; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 713 Braidwood Drive , Nashville, Tennessee 37214-3201
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 13th day of November, 2015.

Dorris Gerald Basham
Dorris Gerald Basham

Camilla Basham
Camilla Basham

STATE OF Tennessee
COUNTY OF Davidson

On this the 13th day of November, 2015, before me personally appeared Dorris Gerald Basham and wife, Camilla Basham to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

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

Notary Public

My Commission Expires: 2/21/2017

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Cari Mule' 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Cassie Lovvorn, a notary public for this county and state, Cari Mule', 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: 03/3/19

CASSIE LOVVORN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY