B0436

WARRANTY DEED

SARAH D. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $212,000.00.

Gerald Basham
Affiant

Subscribed and sworn to me on December 17, 2015.

Sarah D. Williams
NOTARY PUBLIC

My Commission Expires: 12/1/2018

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29004SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Ting Chang 704 Boscobel Street Nashville, TN 37206	SAME	072-08-0-251.00-

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Gerald Basham and wife, Jeanette Basham, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Ting Chang, an unmarried person, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 264 on the plan of Dalewood, Section IV, of record in Book 1835, page 21, Register's Office for said Davidson County, Tennessee.

Said Lot No. 264, which is a corner lot, fronts 70.0 feet on the southwesterly margin of Fernwood Drive and fronts 136.0 feet on the southwesterly margin of Ravenwood Court, said frontages being joined by a curve having a length of 39.3 feet, and extents back 95.0 feet on the southwesterly line and 159.5 feet on the southwesterly line to a point of intersection.

Being the same property conveyed to Gerald Basham and wife, Jeanette Basham, by Quitclaim Deed, dated August 11, 1998, from Dennis Wright, Trustee, of record in Book 11065, page 704, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2015Davidson County and Nashville City taxes which have been paid by the Grantor and prorated by the parties OR which have been prorated by the parties and assumed by the Grantee(s).
2. Matters shown on plan of record in Book 1835, page 21, Register's Office for Davidson County, Tennessee.
3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

BILL GARRETT, Davidson County
Trans:T20150107540 DEEDWARR
Recvd: 12/21/15 13:35 2 pgs
Fees:13.00 Taxes:784.40
20151221-0128031

This property is also known as improved property located at 2228 Fernwood Drive, Nashville, TN 37216.

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, their heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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/our hand(s) this 17th day of December, 2015.

Gerald Basham

Gerald Basham

Jeanette Basham

Jeanette Basham

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On December 17, 2015, before me personally appeared Gerald Basham and wife, Jeanette Basham to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on December 17, 2015.

Sarah D. Williams

NOTARY PUBLIC

My Commission Expires: 12/1/2018

SARAH D. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY