Prepared By and Return to:
Regal Title, LLC
125 N Church St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $650,000.00.

Kathleen D Bean
Affiant

File Number: 1604170

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Subscribed and sworn to before me, this 6th day of May, 2016.

Kathy Snider
Notary Public
My Commission Expires:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2018

BOX 10-A

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Dorothy Sanders Lowery	new owner	131070S001.00
4402A Lone Oak Rd.		
Nashville, TN 37215		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jamison R. Baskin and wife, Reen L. Baskin, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Dorothy Sanders Lowery, an unmarried woman, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Unit A of Hunt Terrace Townhomes, a Horizontal Property Regime with Private Elements located in Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Hunt Terrace Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20071128-0138194, Register's Office for Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Hunt Terrace Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20071128-0138194, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though coped herein for a more complete identification and description of said unit.

Being the same property conveyed to Jamison R. Baskin and wife, Reen L. Baskin, by Warranty Deed from GEW Investments, G.P., a Tennessee General Partnership, dated June 15, 2011, of record in Instrument No. 20110620-0046866, Register's Office for Davidson County, Tennessee.

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.

This property is _X_improved ___unimproved property known as 4402A Lone Oak Rd., Nashville, TN 37215.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20160038213 DEEDWARR
Recvd: 05/09/16 09:24 2 pgs
Fees:13.00 Taxes:2405.00
20160509-0045552

WITNESS my hand this 6th day of May, 2016.

Jamison R. Baskin

Reen L. Baskin

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jamison R. Baskin and Reen L. Baskin with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, TN, this 6th day of May, 2016.

TABITHA J. KING
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public at Large
My Commission Expires: 10/24/17