BILL GARRETT, Davidson County
Trans:T20160049714 DEEDWARR
Recvd: 06/13/16 11:07 2 pgs
Fees:13.00 Taxes:795.50
20160613-0059450

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $215,000.00.

Affiant

File #2016-224

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me on June 10, 2016.

NOTARY PUBLIC

My Commission Expires: My Commission Expires March 3, 2019

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH LAW FIRM, PLLC
Robert C. Ashworth, Attorney at Law
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Carter Grady Baskin 2429 Alteras Drive Nashville, TN 37211	Renasant Bank 2001 Park Place North, Ste. 150 Birmingham, AL 35203	173-09-0A-618.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **KENDRA A. PARHAM HUFFMAN F/K/A KENDRA A. PARHAM, A MARRIED PERSON, AND CYNTHIA H. PARHAM, A MARRIED PERSON**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **CARTER GRADY BASKIN, AN UNMARRIED MAN**, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 744, as shown on the map entitled Section One, Phase Eight, Lenox Village, of record in Instrument No. 20060824-0104608, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to KENDRA A. PARHAM, A SINGLE PERSON, AND CYNTHIA H. PARHAM, A MARRIED PERSON, by deed from REGENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20071023-0125378, dated October 19, 2007, said Register's Office. The said, Kendra A. Parham having since married and is now known as Kendra A. Parham Huffman.

Kendra A. Parham Huffman f/k/a as Kendra A. Parham certifies that this property is not the marital residence of her spouse and is not subject to any marital interests therein.

Cynthia H. Parham certifies that this property is not her usual place of residence and is not subject to any marital interests therein.

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

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 2429 Alteras Drive, Nashville, TN 37211.

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, his heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE 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 do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands on June 10, 2016.

Grantor:

Kendra A. Parham Huffman f/k/a Kendra A. Parham

Grantor:

Cynthia H. Parham

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **KENDRA A. PARHAM HUFFMAN F/K/A KENDRA A. PARHAM**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of June, 2016.

Notary Public
My commission expires: My Commission Expires March 3, 2019

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **CYNTHIA H. PARHAM**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of June, 2016.

Notary Public
My commission expires: My Commission Expires March 3, 2019

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY