WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160111425 DEEDWARR
Recvd: 12/19/16 13:42 2 pgs
Fees:13.00 Taxes:647.50
20161219-0133021

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of December, 2016.

Notary Public

MY COMMISSION EXPIRES: 9-7-2020

(AFFIX SEAL)

DEBRA L. MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-7-2020

THIS INSTRUMENT WAS PREPARED BY
, Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bruce D. Gill	same as new owner	94-1-2.00
(NAME)	(NAME)	
714 S. 12TH Street		
(ADDRESS)	(ADDRESS)	
Nashville TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Gerald Basham and Jeanette Basham, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bruce D. Gill and James D. Turner**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being Lot 14 in Mayline Weakley's Plan of Confederate Hill Subdivision if Lot No. 26, Hobson's Addition to Edgefield as of record in Book 332, page 134, Register's Office for said County.

Said Lot No. 14 fronts 50 feet on the westerly side of 11th, formerly Smith Street, and runs back between parallel lines 200 feet, more or less, to an alley.

Being the same property conveyed to Gerald Basham and wife, Jeanette Basham by Warranty Deed, from Peggy Gammon and Cynthia Talley, filed for record on April 10, 1987 in Book 7199, page 406, Register's Office for Davidson County Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 520 South 11th Street, Nashville, TN 37206
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 our hands this 16th day of December, 2016.

Gerald Basham

Gerald Basham

Jeanette Basham

Jeanette Basham

State of Tennessee
County of Davidson

Personally appeared before me Gerald Basham and Jeanette Basham, with whom I am personally acquainted, and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of December, 2016.

Notary Public Robert L. Scruggs
My Commission Expires: _____

