BILL GARRETT, Davidson County
Trans:T20170011017 DEEDWARR
Recvd: 02/06/17 14:45 2 pgs
Fees:13.00 Taxes:185.00
20170206-0012592

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Integrity Title & Escrow, LLC
380 S. Lowe Ave.
Cookeville, TN 38501

SEND TAX BILLS TO: New Owner
Name Bashaw Village LLC
Address 850 New Burton Rd Ste 201
City Dover State DE Zip 19904

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged,

I, **Robert Vaughan,** have this day bargained and sold, and do hereby transfer and convey unto **Bashaw Village, LLC, a Delaware Limited Liability Company,** its heirs and assigns, hereinafter referred to as "GRANTEE", the following described tract or parcel of land located in the ELEVENTH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, as follows:

> Beginning at a concrete monument in the northerly right of way of Due West Avenue, said point being the southeast corner of the herein described tract and the southwest corner of the John and Susie Yoon property as described in Instrument No. 20001023-0105137, Register's Office for Davidson County, Tennessee; thence, with said right of way, North 39°06'23" West, 96.13 feet to a concrete monument; thence, leaving said right of way, North 56°32'53" East, 334.59 feet to an iron rod; thence, South 02°32'44" East, 80.42 feet to an iron rod at the northwest corner to Yoon; thence, with Yoon's west line, South 51°10'54" West, 285.06 feet to the point of beginning and containing 25.244 square feet or 0.580 acres more or less according to a survey by Steven D. Delle, Delle Land Surveying, RLS No. 1710, dated August 20, 2016, revised on January 27, 2017, and further revised on January 31, 2017.
>
> MAP 051, PARCEL 06-0-003.00

THE PREVIOUS AND LAST conveyance being a Warranty Deed from Wallace Mitchell to Robert Vaughan recorded in Book 11454, page 472 Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever. I covenant that I am lawfully seized and possessed of the lands herein conveyed in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said GRANTEE, its successors and assigns, against the lawful claims of all persons.

WITNESS our hands this the 31st day of January, 2017.

Robert Vaughan

Robert Vaughan

STATE OF TENNESSEE)
COUNTY OF PUTNAM)

PERSONALLY APPEARED before me, David Moore Notary Public of this county, **Robert Vaughan**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 31st day of January 2017.

NOTARY PUBLIC

My Commission Expires:
11-17-18

DAVID L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
OVERTON COUNTY

STATE OF TENNESSEE)
COUNTY OF PUTNAM)

The actual consideration or value, whichever is greater, for this transfer is $50,000.00

AFFIANT Rick Waeler

Subscribed and sworn to before me, this the 31st day of January, 2017.

A Melissa Cooper
NOTARY PUBLIC REGISTER

My Commission Expires:
12-28-19

A. MELISSA COOPER
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY