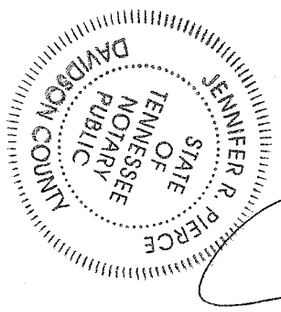
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/21/17 15:07 2 pgs
Fees:13.00 Taxes:481.00
20170321-0027631



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$130,000.00.**

Affiant

Subscribed and sworn to before me this 20th day of March, 2017

Notary Public
My Commission expires: 11-9-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Graham Nichols	New Owner	11910005300
1318 State Blvd.		
Franklin, TN 37064	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Fred C. Baskin, Jr., a married man**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Graham Nichols**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 30 on the Plan of Hidden Acres Subdivision, of record in Book 1130, Page 89, Register's Office for said county.

Said Lot No. 30 fronts 72.5 feet on the westerly side of Hartford Drive and runs back between lines, 149 feet to a dead line, measuring 72 feet thereon.

Being the same property conveyed to Fred C. Baskin and wife, Dorothy Baskin from Judson C. Gann, unmarried by Warranty Deed on September 29, 1959, of record in Book 2962, Page 625, Register's Office for Davidson County, Tennessee. Said Dorothy Baskin having since died intestate on January 11, 2011 and her husband Fred Clayton Baskin, Sr. having died on September 23, 1992. Fred C. Baskin, Jr. declared to be her only heir at law by Affidavit of Heirship of record in Instrument Number 20170321-0027630, Register's Office for Davidson County, Tennessee.

NOTE: Fred Baskin, Jr. never lived in this property as his residence, personal, marital or otherwise.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 1130, Page 89, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2711 Hartford Drive, Nashville, TN 37210**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 March 20, 2017.

Fred C. Baskin

Fred C. Baskin, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Fred C. Baskin, Jr.,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 20, 2017

Notary Public

My commission expires 11-6-17

DAVIDSON COUNTY
JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN