# Warranty Deed

BILL GARRETT, Davidson County
Trans:T20170046760 DEEDWARR
Recvd: 06/02/17 09:29 2 pgs
Fees:13.00 Taxes:1813.00
20170602-0054870

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $490,000.00.

Affiant

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

Notary Public

My commission expires: 9/11/17

BRANDY THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Rhett William Taylor<br>Sarah Elisabeth Taylor | SunTrust Mortgage, Inc.<br>901 Semmes Ave<br>Richmond, VA 23224 | |
| 2324 Riverside Drive, Unit I | | 072-07-0C-001.00-CO |
| Nashville, TN 37216-3329 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOHN S. BASINGER AND JESSICA M. BASINGER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RHETT WILLIAM TAYLOR AND WIFE, SARAH ELISABETH TAYLOR**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. 1 and percentage interest in common areas, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 2324 Riverside, a Horizontal Property Regime with Private Elements of record at Instrument No. 20150303-0018382, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Susan Y. Thornton, a single person by deed from Michael Lepore, a single person of record in Instrument No. 20060926-0118997 Register's Office for Davidson County, Tennessee, dated September 22, 2006 and recorded on September 26, 2006.

Being a portion of the same property conveyed to John Donelson, an unmarried man by deed from Susan Y. Thornton, an unmarried woman of record in Instrument No. 20150303-0018379 Register's Office for Davidson County, Tennessee, dated February 26, 2015 and recorded on March 03, 2015.

Being a portion of the same property conveyed to North by Northeast Development, LLC, a Tennessee limited liability company by Warranty deed from John Donelson, an unmarried man of record in Instrument No. 20150310-0020566 Register's Office for Davidson County, Tennessee, dated March 06, 2015 and recorded on March 10, 2015.

Being the same property conveyed to John S. Basinger and Jessica M. Basinger, husband and wife by Warranty deed from North By Northeast Development, LLC, a Tennessee limited liability company of record in Instrument No. 20160201-0009732 Register's Office for Davidson County, Tennessee, dated January 29, 2016 and recorded on February 01, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2324 Riverside Drive, #1, Nashville, TN 37216-3329.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of May, 2017.

**John S. Basinger**

**Jessica M. Basinger**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named John S. Basinger and Jessica M. Basinger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of May, 2017.

Notary Public

My Commission Expires: 11-3-2020

RICHARD F. YADON JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020