BILL GARRETT, Davidson County
Trans: T20170066948 DEEDWARR
Recvd: 08/03/17 12:08 3 pgs
Fees: 18.00 Taxes: 2664.00

20170803-0079274

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $720,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of August, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/27/17

(AFFIX SEAL)

DONALD R. BARRETT JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stefan Baskin	Owner	
(NAME)	(NAME)	
715 Bradford Avenue		116 12 0J 001.00
(ADDRESS)	(ADDRESS)	
Nasvhille, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **John Loudenslager and Michelle Cunningham**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Stefan Baskin and Roger Baskin**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 1 on the Plan of Subdivison Plat of Elder Place Subdivision, a Cluster Lot Development, of record in Plat Instrument No 20030807-0112667 Register's office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John Loudenslager and Michelle Cunningham, husband and wife y deed from Linda G. Elder of record in Instrument No. 20160810-0083124 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:
Plan of Record in Instrument No. 20030807-0112667 Register's Office for Davidson County, Tennessee.
Covenants Conditions and Restrictions of record in Instrument NO. 20050518-0055988 Register's Office for Davidson County, Tennessee.
Plat of record in Book 4955, page 35 Register's Office for Davidson County, Tennessee.
Restrictive Covenant for Detached Structure of record in Instrument No. 20031105-0162027 Register's Office for Davidson County, Tennessee.
Taxes for the year(s) 2017 and thereafter, a lien not yet due and payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☑

This is improved ☐ property, known as 3800 Estes Road, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-39098
SMG TN Warranty Deed

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), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 31st day of July 2017

John Loudenslager

Michelle Cunningham

State of AZ
County of

Personally appeared before me John Loudenslager and Michelle Cunningham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31 day of July 2017

Notary Public
My Commission Expires: 11/12/18

ASHLEY FIGUEROA
NOTARY PUBLIC - ARIZONA
Maricopa County
My Commission Expires
November 12, 2018

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

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), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 31st day of July, 2017

John Loudenslager

Michelle Cunningham

State of TX
County of Travis

Personally appeared before me John Loudenslager and Michelle Cunningham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31 day of July, 2017

Jocelyn Hogan
Notary Public
My Commission Expires: 4/12/2020

JOCELYN HOGAN
Notary Public, State of Texas
Comm. Expires 04-12-2020
Notary ID 130615654

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064