

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $100,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 31st day of July, 2017.

NOTARY PUBLIC

My commission expires: 5-2019

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans: T20170068969 DEEDWARR
Recvd: 08/09/17 14:41 2 pgs
Fees: 13.00 Taxes: 370.00

20170809-0081713

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Steve Addis and Amii J. Addis	Southern Bank of Tennessee	05316006500
(NAME)	(NAME)	
321 Pitts Avenue	1499 N. Mt. Juliet Road	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Mt. Juliet, TN 37122	

Warranty Deed

For and in Consideration of the sum of $100,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Justin W. Basford and mother, Janet S. Basford,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Steve Addis and Amii J. Addis, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in the 4th Civil District of Davidson County, Tennessee, being parts of Tracts No. 10 and 11 on the Plan of Life & Casualty Insurance Company's Resubdivision and described according to a survey made by R.E. Binkley, Surveyor, as follows:

BEGINNING at a point in the center of Pitts Avenue, said point being the northwest corner of the property conveyed to Robert J. Cole, as of record in Book 2811, Page 571, Register's Office for said County; thence with said Cole's western boundary line North 28 degrees 34' East 383.6 feet; thence North 62 degrees 15' West 63.5 feet; thence South 28 degrees 24' West 389 feet to the center of Pitts Avenue; thence with the center of same South 66 degrees 22' East 62.6 feet to the beginning.

Being the same property conveyed to Justin W. Basford and mother, Janet S. Badford by deed from Charles E. Rhoten and wife, Carole F. Rhoten, dated 01/31/2011, of record in Instrument No. 20110725-0056829, said Register's Office.

This property is improved property known as: 321 Pitts Avenue, Old Hickory, TN 37138.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.
GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered,

except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 31st day of July, 2017.

Justin W. Basford

Janet S. Basford

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Justin W. Basford and Janet S. Basford, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of July, 2017.

Notary Public
My Commission Expires: 5-2019

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122