(1)

BILL GARRETT, Davidson County
Trans:T20170070177 DEEDWARR
Recvd: 08/14/17 10:29 2 pgs
Fees:13.00 Taxes:1069.30
20170814-0083024

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M176736

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $289,000.00

Affiant

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 9, 2020

Subscribed and sworn to before me, this the 10th day of August, 2017.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Robin T. Baskin Robert E. Baskin, Jr. 1300 Weeping Cherry Lane Hermitage, TN 37076	new owner	075-12-0E-031.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Annette H. Gale-Brown, unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Robin T. Baskin and Robert E. Baskin, Jr., wife and husband**, hereinafter called the Grantees, 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 Lot No. 9 on the Plan of Resubdivision of Lots 9, 10 and 11 in Blossom Trace as shown by Plat of record in Instrument No. 20011211-0136455, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete legal description.

Being the same property conveyed by Warranty Deed from David H. Paslay and wife, Donna S. Paslay to Annette H. Gale-Brown, a married woman, as recorded on the 25th day of January, 2016 in Instrument No. 20160125-0006594 and Warranty Deed from Candy L. Foust, unmarried to David H. Paslay and wife, Donna S. Paslay, as recorded on the 21st day of September, 2010 in Instrument No. 20100921-0075015, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **1300 Weeping Cherry Lane, Hermitage, TN 37076**

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **10th** day of August, 2017.

Annette H. Gale-Brown

Annette H. Gale-Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Annette H. Gale-Brown**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this **10th** day of August, 2017.

Deborah L. Bissell

Notary Public
My Commission expires: 4-28-19

