WARRANTY DEED

MAGNOLIA TITLE & ESCROW

Bill Garrett Davidson County
Batch# 51020 DEEDWARR
01/24/2018 11:54:08 AM 2 pgs
Fees: $13.00 Taxes: $1,479.63

20180124-0007395

4 Fatherland Street
HVILLE, TN 37206

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$399,900.00.**

Affiant

Subscribed and sworn to before me this 22 day of January, 2018.

Notary Public
My Commission expires: 8.17.19
(Affix Seal)

RENNA ANN WALTERS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

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:
Meredith Wilson & James W. Wilson	New Owner	090110C00200CO
508 Basswood Avenue		
Nashville, TN 37209		

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, **Kirtley Whittington and David Hefley,*** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Meredith Wilson, unmarried and James W. Wilson, married, as tenants in common with right of survivorship, their** heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit B of The Plan of 506 Basswood, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of Declaration of Protective Covenants Conditions and Restrictions for 506 Basswood, a Townhouse Planned Unit Development, of record as Instrument No. 20170127-0009267, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Master Deed of record as Instrument Number 20170127-0009267, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Kirtley Whittington and David Hefley from Janice M. Neely by Warranty Deed on December 1, 2016, of record in Instrument Number 20161207-0128747, Register's Office for Davidson County, Tennessee.

* subject property not a marital residence of Grantors

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 2018, not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 332, Page 11, Register's Office for Davidson County, Tennessee.
- Declaration of Protective Covenants, Conditions and Restrcitions as set forth in instrument recorded in Instrument Number 20170127-0009267, Register's Office for Davidson County, Tennessee.

This is improved property known as: **508 Basswood Drive, Nashville, TN 37209**

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 January 22, 2018.

Kirtley Whittington

David Hefley

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kirtley Whittington and David Hefley** 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 January 22, 2018

My commission expires 5-3-2021

Notary Public

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY