BOX 10-A

WARRANTY DEED

Bill Garrett Davidson County
Batch# 93156 **DEEDWARR**
05/16/2018 02:55:13 PM 2 pgs
Fees: $13.00 Taxes: $2,331.00

20180516-0046877

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $630,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of May, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Commission Expires August 30, 2021

THIS INSTRUMENT WAS PREPARED BY
Lawyer's Escrow Service, Inc.
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matthew Sanders	CMG Mortgage	Map 105-9-V
(NAME)	(NAME)	
1816 10th Avenue South	3160 Crow Canyon Rd	Parcel 2.00
(ADDRESS)	Ste. 400 (ADDRESS)	
Nashville, TN 37203	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Allison Hayes-Basile, a single person,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Matthew Sanders, a single man,** 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 Unit B of 1817 Hillside Homes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1817 Hillside Homes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20140905-0081435, as amended in Instrument No. 20140905-0081758, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1817 Hillside Homes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20140905-0081435, as amended in Instrument No. 20140905-0081758, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Allison Hayes-Basile, an unmarried woman, by Warranty Deed from RMN Properties, LLC, a Tennessee limited liability Company, filed for record on February 9, 2016 as Instrument No. 20160209-0012539, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and compete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 1816 10th Avenue South, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my/our hands this 14th day of May, 2018.

Allison Hayes-Basile
By Robert L. Scruggs, Atty in Fact

Allison Hayes-Basile
By: Robert L. Scruggs, as Attorney in Fact

ACKNOWLEDGMENT

State of Tennessee
County of Davidson

On this 14th day of May, 2018, before me personally appeared, **Robert L. Scruggs**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Allison Hayes-Basile** and acknowledged that he executed the same as the free act and deed on behalf of **Allison Hayes-Basile.**

Witness my hand and seal this 14th day of May, 2018.

Leslie C. Loughlin
Notary Public

My Commission Expires: _____

File No.: 38855

LESLIE C. LOUGHLIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022