WARRANTY DEED

Bill Garrett Davidson County
Batch# 101997 DEEDWARR
06/07/2018 01:14:13 PM 2 pgs
Fees: $13.00 Taxes: $432.90

20180607-0054837

MARILYN C. MORRISON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of June, 2018.

Notary Public

MY COMMISSION EXPIRES: 5-17-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lillian Baze	CMG Mortgage Inc	034050A07700CO
(NAME)	(NAME)	
593 Thomas Jefferson Circle	3160 Crow Canyon Rd, Ste 400	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	San Ramon, CA 94583	
(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, **Tyronne Bastian and Marleesa Bastian, husband and wife**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Lillian Baze, an unmarried woman**, hereinafter called the GRANTEE(S), her 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 Unit 77 on the Plan of Monticello Manor, of record in Plat Book 6250, Page 551, Declaration of Covenants, Conditions and Restrictions of record in Book 6643, Page 958, Instrument of Correction of record in Book 7824, Page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Tyronne Bastian, married man by Warranty Deed from Yolanda Lee n/k/a Yolanda Lee-Mwai, married, dated 08/29/2016, recorded 09/13/2016, of record in Instrument No. 20160913-0096197, in the Register's Office for Davidson County, Tennessee. Marleesa Bastian joins in this conveyance to convey any and all rights she may have in this property.

This conveyance is subject to: Taxes for 2018 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 6250, Page 551; Covenants, conditions, easements and restrictions of record in Book 6643, Page 958, Instrument Correction of record in Book 7824, Page 91, Bylaws of record in Book 6643, Page 950, Amendment to By-laws of record in Book 11259, Page 994; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3370, Page 148; Agreement for Dedication of Easement for Sanitary Sewers of record in Book 4530, Page 215; Easement Deed by Court Order in Settlement of Landowner Action - Lightnet Lines of record in Instrument No. 20140114-0003779; Easement contained in Warranty Deed of record in Book 1229, Page 138; HOA Quitclaim Deed of record in Book 6716, Page 749 and re-recorded in Book 6717, Page 362; Amendment to By-Laws For Monticello Manor Condominium of record in Instrument No. 20050228-0021548; Charter of Articles of Incorporation of Monticello Manor Homeowners Association of record in Book 6643, Page 966, in the Register's Office for Davidson County, Tennessee.

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 593 Thomas Jefferson Circle, Madison, TN 37115
(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 GRANTEE(S), her 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), her 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 my hand this 4th day of June, 2018.

Tyronne Bastian by Tammi Lavender
Attorney in Fact

Tyronne Bastian by Tammi Lavender
Attorney in Fact

Marleesa Bastian by Tammi Lavender
Attorney in Fact

Marleesa Bastian by Tammi Lavender
Attorney in Fact

State of Tennessee
County of Wilson

On this 4th day of June, 2018, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Tammi Lavender, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Tyronne Bastian and Marleesa Bastian, and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Instrument Number 20180607-0054836, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 4th day of June, 2018.

Notary Public
My Commission Expires: 5-17-21

MARILYN C. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122