WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 162684 **DEEDWARR**
11/20/2018 01:03:41 PM 3 pgs
Fees: $18.00 Taxes: $610.50

20181120-0114260

TABATHA EDWARDS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 11-5-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS:	MAP PARCEL NUMBERS
Diane Baseheart	New Owner	129150A10700CO
(NAME)	(NAME)	
21 Vaughns Gap Road, Unit G107		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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 Evan Hutcheson, an unmarried man and Lyndsey Adcox, an unmarried woman, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Diane Baseheart, an unmarried woman, hereinafter called the GRANTEE(S), her 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 No. 107 of Belle Meade Highlands Condominium created under Title 66, Chapter 27, Section 101, et. seq., as amended, Tennessee Code Annotated, and as established by the Master Deed Establishing Belle Meade Highlands Condominium, of record in Book 7091, Page 302, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in Exhibit A-1 of the Master Deed. Reference is hereby made to the plat of Belle Meade Highlands Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete description and identification of said unit.

Being the same property conveyed to Evan Hutcheson and Lyndsey Adcox, both unmarried, as tenants in common with a right of survivorship by Warranty Deed from Sydney Lovelace, unmarried, dated June 13, 2014 and recorded June 18, 2014 of record in Instrument No. 20140618-0053190, Register's Office for Davidson County, Tennessee.

Subject to Rights of the Co-Owners of United Residuals, Limited, a Tennessee limited partnership in the general common elements and limited common elements as set forth in the Master Deed recorded in Book 7091, Page 302 and Amendment recorded in Instrument No. 20080424-0042111 and Appointment of Successor Trustee recorded as Instrument No. 201505200046371 and Instrument No. 20150818-0083106, Davidson County Records, and as amended, conditions, regulations, restrictions, easements and other matters as set forth in the above described Master Deed, Amendment(s) and Statute. NOTE: The Master Deed provides, among other things for assessments to be made against each unit/apartment, and for each such unpaid delinquent assessments to constitute a lien; Charter of Belle Meade Highlands Condominium Association, Inc., recorded in Book 7102, Page 223; Agreement for Dedication of

Easement recorded in Book 4816, Page 427 and correction recorded in Book 4881, Page 710 all in the Register's Office of 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 ☒ 21 Vaughns Gap Road, Unit G107, Nashville, TN 37205
(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), his/her/their 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), his/her/their 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.

Effective the 15th day of November, 2018.

By: Evan Hutcheson by Lyndsey Adcox, Attorney in fact
Evan Hutcheson by Lyndsey Adcox,
Attorney-In-Fact

By: Lyndsey Adcox
Lyndsey Adcox

State of Tennessee
County of Wilson
On this 15th day of November, 2018, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Lyndsey Adcox, 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 Evan Hutcheson, and is authorized by himr, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Book * 20181120-0114259, Page _____, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 15th day of November, 2018.

Notary Public: Marilyn C. Hallman
My Commission Expires: 5-17-21

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

State of Tennessee

County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lyndsey Adcox, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of November, 2018.

Notary Public:
My Commission Expires: 5-17-21



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

Return To:
MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206