Karen Johnson Davidson County
Batch# 236766 DEEDWARR
05/30/2019 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,161.80
20190530-0051539

Name and Address of New Owner:
Marcus Roberts
632 Gaylemore Dr.
Goodlettsville, TN 37072

Send Tax Bills To:
Liberty Financial, a Division of ETFCU
1200 Forest Bridge Rd.
Louisville, KY 40223

This Instrument Prepared By:
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Map & Parcel No: 007-15-0-027.00

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-19-4057

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Richard H. Baskette, Jr. and Carolyn Jane Baskette, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Marcus Roberts, a married man,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in the 10th Civil District of Davidson County, Tennessee, being Lot No. 66 on the Plan of Section Three, Grizzard Manor of record in Plat Book 4675, Page 40, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 66 fronts 160 feet on the East side of Gaylemore Drive and run back between parallel lines 268. 9 feet on the Northerly line and 219. 29 feet on the Southerly line to a line in the rear on which it measures 204. 4 feet.

Being the same property conveyed to Richard H. Baskette, Jr. and wife, Carolyn Jane Baskette by Warranty deed from Thomas S. Burnette, Jr. and wife Mary C. Burnette of record in Book 5029, page 170, Register's Office for Davidson County, Tennessee, dated May 13, 1976 and recorded on May 26, 1976.

This is improved property known as: 632 Gaylemore Drive Goodlettsville, Tennessee 37072.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF SECTION THREE, GRIZZARD MANOR OF RECORD IN PLAT BOOK 4675, PAGE 40, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of May, 2019.

(SEAL)
Richard H. Baskette, Jr.

(SEAL)
Carolyn Jane Baskette

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of May, 2019, before me personally appeared Richard H. Baskette, Jr. and Carolyn Jane Baskette, to me known to be the person (or persons) described in (or proved to me on the basis of satisfactory evidencde) and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of May, 2019.

STEVEN PAUL DISSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Signature
My commission expires: 3/8/21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $314,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sworn to and subscribed before me this
30th day of May, 2019.

Notary Public
My commission expires: 1/3/2023
File No. 2019-115

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

