I, or we hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 539,900.00.

AFFIANT

Sworn to and subscribed before me, this 22 day of October, 2019.

NOTARY PUBLIC

My Commission expires: _____

THIS INSTRUMENT PREPARED BY:
SPRAGINS, BARNETT & COBB, PLC

P.O. Box 2004
Jackson, TN 38302-2004

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Person or agency responsible: for payment of taxes:

NEW OWNER

PROPERTY OWNER AND ADDRESS:

Stephanie Basham
714 Melpark Drive
Nashville, TN 37204

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That 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 sufficiency of all of which is hereby acknowledged, **ANDREW B. CULBREATH and wife, PAIGE H. CULBREATH** (hereinafter called "Grantors"), have this day bargained and sold and by these presents do sell, alien, transfer and convey to **STEPHANIE RAE BASHAM*** (herein after "Grantee"), those certain lots or parcels of real estate lying and being in Davidson County, Tennessee, and being more particularly described as follows:

*unmarried

Tax Map: 105-14-0N-007.00 CO

Land in Davidson County, Tennessee, being Unit No. 7, on the Horizontal Property Regime for Melpark Townhomes, as established in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20151222-0128613, amended in Instrument No. 20160106-0001307, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to ANDREW W. CULBREATH and wife, PAIGE H. CULBREATH, by deed from MELPARK PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20160426-0040737, dated April 25, 2016, said Register's Office.

TO HAVE AND TO HOLD said above described real estate together with all improvements thereon and interest, estate, title and appurtenances thereto belonging to the said Grantee, her heirs and assigns forever.

Karen Johnson Davidson County
Batch# 306412 DEEDWARR
10/25/2019 12:15:45 PM 3 pgs
Fees: $18.00 Taxes: $1,997.63

20191025-0109683

The Grantors covenant with Grantee that they are lawfully seized and possessed of said real estate in fee simple, have a good right to sell and convey it; and it is unencumbered, with the following exceptions; 1) 2019 real property taxes which shall be prorated and assumed by the Grantee; 2); Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20151222-0128613 amended in Instrument No. 20160106-0001307, said Register's Office; 3) Easements, assessments and special assessments as contained in Declaration of record in Instrument No. 20151222-0128613, said Register's Office; 4) Dedication of Easement for Public Utilities and Drainage of record in Instrument No. 20150506-0041486, said Register's Office; 5) Grant of Easement to Comcast of Nashville, I, LLC of record in Instrument No. 20160301-0019395, said Register's Office. With the foregoing exception, the Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have hereunto set their hands this the 22nd day of October, 2019.

ANDREW B. CULBREATH

PAIGE H. CULBREATH

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for the State and County aforesaid, ANDREW B. CULBREATH and wife, PAIGE H. CULBREATH, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS MY HAND, at office, this the 22nd day of October, 2019.

NOTARY PUBLIC

My Commission Expires: 8.27.23

J. ALAN RHENEY
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY