Karen Johnson Davidson County
Batch# 317606 DEEDWARR
11/20/2019 08:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20191120-0119600

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$280,000.00** (Two Hundred Eighty Thousand).

AFFIANT

Subscribed to and sworn before me this 15th day of November, 2019.

NOTARY PUBLIC MY COMMISSION EXPIRES: 11/3/23

LESLIE GARSIDE (NOTARY SEAL) STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Stuart William Basham and Christina Rose Basham 3927 Plantation Drive Hermitage, TN 37076	New Owner	07509005800

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BOBBY WILSON, A MARRIED MAN AND DEREK VANDLEN, A MARRIED MAN, AS TENANTS IN COMMON,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **STUART WILLIAM BASHAM AND CHRISTINA ROSE BASHAM, HUSBAND AND WIFE** HEREINAFTER CALLED THE **GRANTEE(S),** 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 Lot No. 115 on the Plan of Hermitage Hills, Section One of record in Plat Book 2900, Page(s) 48 and 49, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bobby Wilson and Derek Vandlen, tenants in common, by deed from 574 Joyce LN, LLC, a Tennessee limited liability company, of record in Instrument No. 20190423-0037294, dated April 18, 2019 and recorded April 23, 2019, Register's Office for Davidson County, Tennessee.

Being also known as 3927 Plantation Drive, Hermitage, Tennessee 37076.

The said Bobby Wilson and Derek Vandlen hereby makes oath that the above described property has never been the domicile of Bobby Wilson and Derek Vandlen.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **3927 PLANTATION DRIVE** **HERMITAGE, TN 37076**

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), their heirs and 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), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number:

GTE File: 2019105399

WITNESS, this 15th day of November, 2019

Bobby Wilson

Derek Vandlen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15th day of November, 2019, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Bobby Wilson** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 15th day of November, 2019.

Notary Public

JEFFREY M. GRISSOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 7, 2020

Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF MONTGOMERY)

On this 15th day of November, 2019, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Derek Vandlen** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 15th day of November, 2019.

Notary Public

Commission Expires: _____

JAMIN ENQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 3, 2023

Return to:
MAGNOLIA TITLE & ESCROW
1104 Fatherland Street
Nashville, TN 37206

LTSR Number:

GTE File: 2019105399

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

