THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 397001 DEEDWARR
05/07/2020 12:59:30 PM 3 pgs
Fees: $18.00 Taxes: $825.10
20200507-0047765

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
William Tilden Truax and Ayrika Lyndsay Whitney 2086 Nashboro Boulevard Nashville, TN 37217	~~Owner~~ Cross Country Mortgage, LLC 6850 Miller Road Brecksville, OH 44141	135-12-0B-037.00-C

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Kacey Taylor Basile and husband, Thomas Austin Basile**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **William Tilden Truax and Ayrika Lyndsay Whitney**, as tenants in common, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Unit 37** on the Plan of Nashboro Village-Tract 7, of record in Plat Book 4660, Page 156, and amended in Plat Book 11700, Pages 49 and 50, 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 Kacey Taylor, an unmarried woman, and Thomas Austin Basile, an unmarried man, as joint tenants with right of survivorship, by Warranty Deed from CCF, LLC, a Tennessee Limited Liability Company, of record on July 25, 2018, at Instrument No. 20180725-0072471, Davidson County Register of Deeds. The Grantors herein are now married to each other, and Kacey Taylor is now known as Kacey Taylor Basile.

This property is commonly known as 2086 Nashboro Boulevard, Nashville, TN 37217.

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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors and 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 our hands, this 1st **day of May, 2020**:

Kacey Basile
Kacey Taylor Basile

Thomas Austin Basile

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kacey Taylor Basile** and **Thomas Austin Basile,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 1st day of May, 2020:

Notary Public

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 05/31/2022

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$223,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 1st DAY OF May, 2020:

Notary Public

My Commission Expires: 5-30-21

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021

True Copy Certification

I, Yvette Meldrum, 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.

Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-30-21

