WARRANTY DEED

Karen Johnson Davidson County
Batch# 679464 DEEDWARR
07/19/2021 03:07:34 PM 2 pgs
Fees: $13.00 Taxes: $1,461.50

20210719-0096781

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS THREE HUNDRED NINETY FIVE THOUSAND AND 00/100 (395,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th day of July, 2021.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

SANDRA DENISE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-20-2024

This Instrument Prepared By:
Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Ian C. C. Crawford, Trustee of the Ian C. C. Crawford Revocable Trust (NAME)	CrossCountry Mtg. (NAME)	**093 09 0A 010.00**
1510 Demonbreun Street, Suite 510, Nashville, TN 37203 (ADDRESS)	6850 Miller Rd. Brecksville OH (ADDRESS) 44141	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 15th day of July, 2021, the undersigned, **TREVOR SCOTT BASKIN, A MARRIED MAN, WHOSE SPOUSE HAS NO INTEREST,** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **IAN C. C. CRAWFORD, TRUSTEE OF THE IAN C. C. CRAWFORD REVOCABLE TRUST,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **Davidson** County, State of **TENNESSEE**, having an address of **1510 Demonbreun Street, Suite 510, Nashville, TN 37203** and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 510, together with the appurtenant interest in the common elements of the Rhythm at Music Row, a horizontal property regime established by Master Deed, of record in Instrument No. 20070725-0088390, as amended in Instrument No. 20080219-0015612, Instrument No. 20080410-0036475, Instrument No. 20080701-0068043, Instrument No. 20081201-0116444, Instrument No. 20090608-0053187, Instrument No. 20090625-0059073, Instrument No. 20110324-0022950, Instrument No. 20110906-0068936, Instrument No. 20190404-0030779, Instrument No. 20190404-0030780, Instrument No. 20200707-0073280 and Instrument No. 20200707-0073281, Register's Office for Davidson County, Tennessee, said unit being depicted on the condominium site plan attached as Exhibit "B" to the aforementioned Master Deed, as amended.

Being the same property conveyed to Trevor Scott Baskin, Unmarried, by Warranty Deed from Randall Colton Wherry, An Unmarried Man, of record in Instrument No. 20150805-0077710, in the Register's Office of Davidson County, Tennessee, dated August 03, 2015 and recorded on August 05, 2015.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.

3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 15th day of July, 2021.

GRANTOR: TREVOR SCOTT BASKIN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Trevor Scott Baskin**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 15th day of July, 2021.

Notary Public

My Commission Expires

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY