WARRANTY DEED

BOOK 11699 PAGE 532

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $244,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF OCTOBER, 1999.

Notary Public

MY COMMISSION EXPIRES:.

(AFFIX SEAL)

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires 7/26/2003

THIS INSTRUMENT WAS PREPARED BY
CHARLES H. BEATY, BPR. #2282, 668 Nashville Pike, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ALLAN D. BASS, JR.	ALLAN D. BASS, JR.	171-3A 195
(NAME) 5429 FREDERICKSBURG WAY WEST	(NAME) 5429 FREDERICKSBURG WAY WEST	
(ADDRESS) BRENTWOOD, TN 37027	(ADDRESS) BRENTWOOD, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **HELEN L. KRUSE, UNMARRIED AND PEGGY D. BYRAM, UNMARRIED,,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALLAN D. BASS, JR. AND WIFE, KIMBERLY I. BASS,** HEREINAFTER CALLED THE GRANTEES, 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. 6 on the Plan of Section Seven, Fredericksburg, of record in Book 7900, Page 509, and Book 9700, Page 405, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the property conveyed to Helen L. Kruse and Peggy D. Byram, both unmarried by deed from Radnor Homes, Inc., of record in Book 10910, Page 414, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING CONDITIONS:
Subject to setback lines, easements, and all matters, etc., of record in Plat Book 9700, Page 405, said Register's Office.
Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 8920, Page 65, Amended in Book 9500, Page 393, Book 9860, Page 840, Book 10694, Page 541, Book 7798, Page 843, Book 10453, Page 931, said Register's Office.
By-Laws of record in Book 8920, Page 45, said Register's Office.
Charter of record in Book 8920, Page 40, said Register's Office.
Deed of Conveyance of record in Book 9698, Page 124, and Book 9698, Page 81, said Register's Office.
Permanent Easement of record in book 7851, Page 712, said Register's Office.
Sanitary Sewer and/or Storm Easement of record in Book 9607, Page 431, said Register's Office.
Agreement for Dedication of Easement of record in Book 7358, page 643, Book 7993, Page 269, said Register's Office.
Amenities Area of record in Book 9443, Page 538, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5429 FREDERICKSBURG WAY WEST, BRENTWOOD, TN 37027

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs 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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Witness my our hand(s) this 7th day of October. 1999.

HELEN L. KRUSE

PEGGY D. BYRAM

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 11699 PAGE 533

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Helen L. Kruse and Peggy D. Byram, both unmarried the bargainor(s), 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 at Nashville, Tennessee this 7th day of October, 1999.

Commission expires:

CHRISTY WILKINS IVEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission

Notary Public

064533

RECEIVED FOR REFERENCE

99OCT 12 PM12:12

REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11699 PAGE 534

CO	- CONVEYANCE	CC	- CERTIFIED COPY	MISC	- MISCELLANEOUS
MO	- MORTGAGE	REL	- RELEASE	CO TX	- STATE TAX CONVEY
WD	- WARRANTY DEED	UCC	- UNIFORM COMMERCIAL CODE	MO TX	- STATE TAX MORT
TD	- TRUST DEED	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

0645633

IDENTIFICATION REFERENCE

99 OCT 12 PM 12:13

REGISTER
DAVIDSON COUNTY, TN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

	2446[illegible]
	702.50
	1.00
	5.00
	2.00
TOTAL	913.50
	913.50

[illegible] 10-12-1999 5648

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1526694