THIS INSTRUMENT PREPARED BY:
TITLE ESCROW OF WILSON COUNTY, INC.
48 West Caldwell
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 04/13/05 15:41 2 pgs
Fees:13.00 Taxes:473.23
20050413-0041376

ADDRESS NEW OWNER:
Nadja Riess
813 North Bexhill Court
Hermitage, Tennessee 37076

MORTGAGEE:

SEND TAX BILLS:
Same as new owner

MAP-PARCEL:
64-16-C-62.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Harriette E. Bass, unmarried,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Nadja ~~Riess~~** NR RIESS UNMARRIED, hereinafter called the Grantees, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being Lot No. 69 on the Plan of Wembley Downs, Planned Unit Development, Section 3, of record in Plat Book 8250, page 108, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Harriette E. Bass, unmarried by deed from Vivian S. Hall, unmarried, as of record in Book 10494, page 960, Register's Office for Davidson County, Tennessee.

This is improved property known as 813 North Bexhill Court, Hermitage, Tennessee 37076.
This is the same description as in the previous deed.
This conveyance is subject to Homeowners Association Dues.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Declaration of Restrictive Covenants for Wembley Downs of record in Book 8301, page 623; Amendment to Declaration of Covenants, Conditions, Restrictions, and By-Laws of record in Book 8447, page 633; Second Supplemental Declaration of Covenants, Conditions, Restrictions, and By-Laws of Wembley Downs of record in Book 8646, page 529; First Amendment to the By-Laws of Wembley Downs Homeowners Association, Inc. of record in Book 9522, page 349; Charter of Wembley Downs Homeowners Association, Inc. of record in Book 8404, page 718; a Quitclaim Deed in favor of Wembley Downs Homeowners Association, Inc. of record in Book 8405, page 408, and, easements, covenants and conditions as shown on the plan of record in Plat Book 8250, page 108; a Planned Unit Development Plat of record in Book 8250, page all of record in the Register's Office for Davidson County, Tennessee.

Property taxes for the current year have been settled between the parties and will be paid by the Grantees.

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.

Witness my hand this 14th day of March, 2005.

Harriette E. Bass
HARRIETTE E. BASS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **HARRIETTE E. BASS**, unmarried, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Hermitage, Tennessee, this 14th day of March, 2005.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 7-14-07

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is **$127,900.00.**

AFFIANT

Subscribed and sworn to before me
this 14th day of March, 2005.

Leeza Osborne
NOTARY PUBLIC

My Commission Expires: 11/22/08

LEEZA OSBORNE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires
November 22, 2008