File No. 250401074

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/06/05 13:31 2 pgs
Fees:13.00 Taxes:501.35
20050506-0051422

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN MY COMMISSION EXPIRES 5/23/2006

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen R. Jones	American Home Mortgage	133-07-0-180
(NAME) 3351 Mimosa Drive	(NAME) 520 Broadhollow	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Melville, New York 11747	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Josephine R. Bass, an unmarried woman,

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stephen R. Jones, and Wife, Regina R. Jones,

HEREINAFTER CALLED THE GRANTEE(S), 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. 40 on the Plan of Glencoe Acres, Section 1, of record in Book 1835, page 137 and 138, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Said Lot No. 40 fronts 79 feet on the southerly side of Mimosa Drive and runs back between lines 202.5 feet on the westerly side and 192.6 feet on the easterly side to a dead line in the rear and measures 80 feet on said dead line.

Being the same property conveyed to Charles E. Bass, and Wife, Josephine R. Bass by deed from George J. Gianikas and wife, Mary Ellen Gianika of record in Deed Book 2153, page 211, Register's Office for said County. Charles E. Bass having since died leaving Josephine R. Bass as surviving tenant by the entirety.

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) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3351 Mimosa Drive, Nashville, TN 37211
(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 GRANTEE(S), his/her/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), his/her/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/our hand(s) this 2nd May day of ~~April~~, 2005.

Charles K. Bass

Josephine R. Bass P.O.A.

Josephine R. Bass

STATE OF Idaho

COUNTY OF Ada

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Charles K. Bass, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Boise, Idaho, this the 2nd day of ~~April~~ May 2005.

My Commission Expires: 7/12/09

Darlene Castor
Notary Public

DARLENE CASTOR NOTARY PUBLIC STATE OF IDAHO

STATE OF Idaho

COUNTY OF Ada

On this 2nd day of ~~April~~ May 2005, before me personally appeared Charles K. Bass, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Josephine R. Bass, and who acknowledged that such person executed the same as the free act and deed of Josephine R. Bass.

Durable and General Power of Attorney of record in Instrument No. 20040511-0053863, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Boise, Idaho, this the 2nd day of ~~April~~ May 2005.

My Commission Expires: 7/12/09

Darlene Castor

DARLENE CASTOR NOTARY PUBLIC STATE OF IDAHO

File Number: 250401074

RETURN TO:
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027