File No. 260501716

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES: June 22, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 06/13/06 09:54 2 pgs
Fees:13.00 Taxes:703.00
20060613-0070060

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathan L. Bass	Nathan L. Bass	Map 042-07-0 Parcel 042.00
(NAME) 707 N. Graycroft Avenue	(NAME) 707 N. Graycroft Avenue	
(ADDRESS) Madison, TN 37115	(ADDRESS) Madison, TN 37115	
(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, we, Kenneth A. Owen and wife, Carole Ann Owenj, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nathan L. Bass and wife, Kristi L. Bass and Gayle Sherrill, unmarried as tenants in common with expressed rights of survivorship, HEREINAFTER CALLED THE GRANTEE(S), 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 all of Lot No. 40 and a portion Lot 39, on the Plan of Section Two, Morning View Subdivision, as shown by plat appearing of record in Plat Book 2133, Page 99, Register's Office for Davidson County, Tennessee.

Said Lot No. 40 fronts 115 feet on the westerly side of Graycroft Avenue and extends back between lines, 388.86 feet on the southerly side and 361.09 feet on the northerly side, to a dead line in the rear, measuring 118.30 feet thereon.

Said part of Lot No. 39 is more specifically described as follows:

Beginning at an iron pin in the North line of Lot No. 39, said pin being 120.9 feet West of an iron pin, the northeast corner of Lot No. 39, in the westerly margin of Graycroft Road, now Graycroft Avenue; thence westerly along the North line of Lot No. 39, 89.9 feet, to an iron pin; thence southerly at a 90 degree angle, 2.5 feet, to an iron pin; thence easterly 89.9 feet, to the point of beginning.

Being the same property conveyed to Kenneth A. Owen and wife, Carole Ann Owen by Warranty Deed dated August 27, 1990 of record in Book 8183, Page 637, Register's Office for Davidson County, Tennessee.

Subject to any and all matters shown on the plan of record in Plat Book 2133, Page 99; all in the Register's Office for Davidson County, Tennessee.

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 707 N. Graycroft Ave., Madison, TN 37115
(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), 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), 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 9th day of June, 2006.

Kenneth A. Owen

Carole Ann Owen

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Kenneth A. Owen and Carole Ann Owen, 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 at office this 9th day of June, 2006.

Commission expires: June 22, 2009

Linda V Jones Notary Public

LINDA V. JONES
WILSON COUNTY

File Number: 260501716

RETURN TO:

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122