#20388-2
Box 14A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF FEBRUARY 2007.

Notary Public

MY COMMISSION EXPIRES: 9-25-10

(AFFIX SEAL)

DONOR BARR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony Taylor Bass	Countrywide Home Loans, Inc.	82-16-D-3CO
(NAME)	(NAME)	
931-A Russell Street	PO Box 660694	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Dallas, TX 75266-0694	
(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, **Brendan Donelson, married and Cindy Ronveaux, unmarried, as tenants in common**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anthony Taylor Bass, an unmarried man**, 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:

A certain interest in land in Davidson County, Tennessee being Unit A of Lookout Flats Condominiums as established by a Master Deed and By-Laws of record beginning at Book 11574, page 878, Register's Office for Davidson County, Tennessee. Reference is hereby made to the Plat for Lookout Flats Condominiums attached to the Master Deed as an Exhibit to the Master Deed. This conveyance is made together with the interest in the common elements as set out in the Amendments in Master Deed of record in Instrument No. 20070221-0021358, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cindy Ronveaux and Brendan Donelson by General Warranty Deed from James W. Fenton and wife Joy Ann Fenton dated April 24, 2003 of record in Instrument No. 20030506-0059898 said Register's Office.

Neither Cindy Ronvenux, unmarried Brendan Donelson nor his wife have ever lived in said property.

unimproved ☐

This is improved ☒ property, known as 931-A Russell Street, Nashville, TN 37206

(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.

Davidson County DEEDWARR
Recvd: 02/27/07 11:52 2 pgs
Fees:13.00 Taxes:1221.00

20070227-0024132

Witness **our hands** this **23rd day of February, 2007.**

Brendan Donelson

Cindy Ronveaux

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **Brendan Donelson and Cindy Ronveaux, as tenants in common**, with whom I am personally acquainted, and whom, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **23rd day of February, 2007.**

Commission expires: **7/19/2008**

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Justin Tatum Notary Public

My Commission Expires JULY 19,2008