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Realty T-1
30 p 48A

File No. 20070042

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/06/07 09:31 2 pgs
Fees:13.00 Taxes:481.00
20070306-0027383

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF FEBRUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: 1/24/2010

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathan L. Bass	REGIONS MORTGAGE	16-16-7
(NAME) 2409 Mansker Drive	(NAME) P.O. BOX 2153	
(ADDRESS) Madison, TN 37115	(ADDRESS) BIRMINGHAM, AL 35287-2520	
(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, Olin L. North, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nathan L. Bass and wife, Kristi L. 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. 25 on the Plan of Mansker Meadows, Section II, of record in Book 2663, Pages 15 and 16, Register's Office for said County.

Said Lot No. 25 fronts 120 feet on the north side of Mansker Drive and runs back 370.4 feet on the west line and 437 feet on the east line to a dead line in the rear on which it measures 156 feet.

Being the same property conveyed to Olin L. North, unmarried by deed from August W. Ulrich, a widower, dated June 21, 1991 and recorded on June 27, 1991 in Record Book 8385, page 337, Register's Office, Davidson County, Tennessee.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.

Subject to an easement of record in Book 10116, Page 309, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2409 Mansker Drive, 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 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 22nd day of February, 2007.

Olin L. North

Shirley North
Shirley North

File No. 20070042
STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Olin L. North and Shirley North, 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 this 22nd day of February, 2007.

Commission expires: October 7, 2009

Rachel Atkinson Notary Public

RACHEL ATKINSON NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER