STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2008.

Notary Public

MY COMMISSION EXPIRES: 5/24/09

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC — COUNTY OF WILLIAMSON

# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY**
LEHMAN ESCROW, LLC 6 CADILLAC DR STE 190 BRENTWOOD, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Amy N. Nguyen | OWNER | 10207002200 |
| (NAME) | (NAME) | |
| 6621 Cabot Dr. | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

Davidson County DEEDWARR
Recvd: 08/01/08 11:06 2 pgs
Fees:13.00 Taxes:610.50
20080801-0079089

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,

**JOE E. BASS AND WIFE, JANICE M. BASS,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**AMY N. NGUYEN,**

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:

BEING LOT NO. 132 ON THE PLAN OF CHARLOTTE PARK, SECTION 26, AS OF RECORD IN BOOK 3700, PAGE 91, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 132 FRONTS 75.83 FEET ON THE SOUTHEASTERLY SIDE OF CABOT DRIVE AND EXTENDS BACK BETWEEN PARALLEL LINES 148.97 FEET ON EACH SIDE TO A LINE IN THE REAR ON WHICH IT MEASURES 75.83 FEET.

BEING THE SAME PROPERTY CONVEYED TO JOE E. BASS AND WIFE, JANICE M. BASS BY WARRANTY DEED FROM JAMES D. ROBERSON, JR., AND WIFE, GLADYS C. ROBERSON, RECORDED ON THE 2ND DAY OF MARCH, 1977 IN BOOK 5120, PAGE 76, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 6621 Cabot Dr., Nashville, TN 37209

(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/our hand(s) this 30th day of July, 2008.

Joe E. Bass

Janice M. Bass

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joe E. Bass and wife, Janice M. Bass, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood , Tennessee this 30th day of July, 2008

Commission expires: 11/30/09

Notary Public

J. TRENT LEHMAN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON