RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

HEREBY CERTIFY THIS TO BE A TRUE AND EXACT COPY OF THE ORIGINAL

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/04/08 15:01 2 pgs
Fees:13.00 Taxes:1720.50
20081204-0117694

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$465,000.00.**

Affiant

Subscribed and sworn to before me, this the 24th day of November, 2008.

Notary Public

My commission expires:
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY EXP. 8/9/09

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Christopher Canlas **Ashlea M. Canlas**	Suntrust Mortgage, Inc.	**Map 117-02 Parcel 170**
3014 23rd Avenue S.	401 Commerce St., Ste. 6100	
Nashville, TN 37215	Nashville, TN 37219	

FOR AND IN 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,

Jack M. Bass Development, LLC, a Tennessee limited liability company

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

Christopher Canlas, and wife, Ashlea M. Canlas

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. 12 of Block 3 on the Plan of Hillsboro Highlands, Sections 2 and 3, of record in Book 843, Page 23, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Jack M. Bass Development, LLC, by Warranty Deed from Morris W. Werner, a widower, of record in Instrument No. 20060406-0039859, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **3014 23rd Avenue S., Nashville, TN 37215**

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 its hand by its duly authorized officer this 24th day of November, 2008.

Jack M. Bass Development, LLC
a Tennessee limited liability company

By:_____
Jack M. Bass, III, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Jack M. Bass, III,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **President** of **Jack M. Bass Development, LLC,** the within named bargainor, a Tennessee limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Jack M. Bass, III** as **President.**

Witness my hand, at office at Nashville, Tennessee, this **24th** day of **November, 2008.**

Notary Public

My Commission Expires: 3/22/09

