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Send Tax Statements To
New Owner

BILL GARRETT, Davidson County
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Recvd: 08/18/09 11:40 2 pgs
Fees:13.00 Taxes:682.65
20090818-0077600

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
279 Robert Rose Drive, Suite B
Murfreesboro, TN 37129

Name and Address of New Owner:
Amy Michelle Bass
4404 Benchmark Drive
Antioch, TN 37013

Map and Parcel: 151-09-0A-195.00 CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **BARRY L. SLOAN and MARY BETH SLOAN, husband and wife,** has this day bargained and sold and does hereby transfer and convey unto, **AMY MICHELLE BASS and CHARLIE STEPHEN BASS, wife and husband**, their heirs and assigns, forever, that certain parcel of real estate located in Davidson County of the State of Tennessee, being described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 195 (One Hundred Ninety Five) on the Final Plat of Long Hunter Chase, a Residential Planned Unit Development, Phase II, Section I. of record in Plat Book 7900, Pages 763 and 764; and corrected in Book 9473, page 43, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Barry L. Sloan and Mary Beth Sloan, husband and wife, by deed from Donald Ryan Scott and Lori Anne Scott, husband and wife, dated May 20, 2004, appearing of record in Instrument Number 20040526-0061624, of the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject toDeclaration of Covenants, Conditions and Restrictions for Phase II, Section I, of record in Book 9430, page 251; Restrictions of record in Book 9534, page 938; Book 9534, page 942; By-Laws of record in Book 9430, page 279; Subject to Charter of Long Hunter Chase Homeowner's Association, Inc., of record in Book 9433, page 953; Easements for Sewer of record in Book 9588, page 930; Quitclaim of Common Areas to the Long Hunter Chase Homeowner's Association of record in Book 9432, page 792; Water Main Easement of record in Book 8197, page 288; Utility Easement of record in Book 9661, page 919; Grant of Transmission Line Easement to the United States of America, being 150 feet wide of record in Book 2338, page 446; Declaration of Taking of record in Book 4446, page 423, said Register's Office and Judgement of record in Book 4535, page 351, for a 150 feet wide easement for the use of the Tennessee Valley Authority; Conveyance of Sanitary Sewer Easement of record in Book 9988, page 793; Conveyance of Water Main of record in Book 9988, page 821; all matter shown of record in Plat Book 7900, page 763 and 764; all of said Register's Office.
>
> This conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said, **AMY MICHELLE BASS and CHARLIE STEPHEN BASS, wife and husband,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2009 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 10 day of August, 2009.

BARRY L. SLOAN

MARY BETH SLOAN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **BARRY L. SLOAN and MARRY BETH SLOAN, husband and wife,** the bargainers(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Davidson County, Tennessee, this the 10 day of August, 2009.

NOTARY PUBLIC

My Commission Expires: 12.27.09

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

SALLIE ALLEN
STATE OF TENNESSEE

NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $184,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this the 10 day of August, 2009.

NOTARY PUBLIC
My Commission Expires: 12.27.09

SALLIE ALLEN
STATE OF TENNESSEE

NOTARY PUBLIC
RUTHERFORD COUNTY