BILL GARRETT, Davidson County
Trans:T20090059970 DEEDWARR
Recvd: 09/01/09 16:03 2 pgs
Fees:13.00 Taxes:340.40

20090901-0082162

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE/
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $92,000.00

Affiant

Subscribed and sworn to before me, this 28 day of August, 2009.

Notary Public
My commission expires: 7-24-10

03-0907-36118

Address of New Owner:	Send Tax Bills to:	Tax Information
Brian T. Johnson 3701 Hydes Ferry Road Nashville TN 37218	New Owner	069-16-0 047.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Nathan L. Bass and wife, Kristi L. Bass**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Brian T. Johnson**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in the 13th, formerly 23rd Civil District of Davidson County, Tennessee, being described as follows:

Beginning at a point in the center of Old Hydes Ferry Turnpike Road, at what was formerly W. J. Unerwood's Southeast corner and F. A. Treppard's Northeast corner and running thence South 57 degrees West with the northerly boundary line of said F. A. Treppard's Tract, 207.9 feet to a stone on the West side of a branch; thence down said branch, 100 feet; thence easterly to the center of said Road; thence South 37 1/2 degrees East with the center of said Road, 100 feet to the beginning.

Being the same property conveyed to Nathan L. Bass and wife, Kristi L. Bass by deed from Eugenie Smith, dated October 31, 2007, recorded November 1, 2007 of record in Instrument No. 20071101-0128819, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 3701 Hydes Ferry Road, Nashville, TN 37218

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 28th day of August, 2009.

Nathan L. Bass

Kristi L. Bass

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Nathan L. Bass and Kristi L. Bass**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 28th day of August, 2009.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/11/13

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212