07

Realty Title

WARRANTY DEED

BASS-H10098

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th DAY OF June, 2010.

(Affix Seal) Notary Public

My Commission Expires: 11-7-2012

DEBORAH A. DEVINE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND UPON RECORDATION RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Reginald Bass	5th 3rd Bank	32-15-30
100 Grandville Court	5001 KINGSLEY DR MD: 1MOCBQ	
Nashville, TN 37207	CINCINNATI, OH 45227	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, JAMES N. MEISNER AND LINDA C. MEISNER, *hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto REGINALD BASS, **hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit: *HUSBAND AND WIFE **MARRIED

Being Lot No. 11 on the Plan of Grande Villa Subdivision, Section I, as of record in Book 4675, page 30, Register's Office for said County, described as follows: Beginning at a point on the easterly margin of Grandville Blvd. at the common corner of Lots 11 and 12; thence with the line between said two lots easterly 216.44 feet to a point; thence southerly 233.50 feet to a point, said point in the northerly margin of Grandville Court; thence with the northerly margin of said Court westerly 173.72 feet to the beginning of a curve; thence around said curve which has a radius of 25 feet northwesterly 39.27 feet to the easterly margin of Grandville Blvd.; thence with the easterly margin of said Blvd. northerly 190.94 feet to the point of beginning.

Being the same property conveyed to James N. Meisner by deed of record in Instrument No. 20070420-0047342, recorded April 20, 2007, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 100 Grandville Court, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 June, 2010 :

James N. Meisner

Linda C. Meisner

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, Rhonda M Schneider, a Notary Public in and for said County and State, the within named JAMES N. MEISNER AND LINDA C. MEISNER, 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 at Sumner County, Tennessee, this 30th day of June, 2010.

Notary Public

My Commission Expires: My Commission Expires: Aug. 22, 2011

RHONDA M. SCHNEIDER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

RETURN TO:
Realty Title & Escrow Company, Inc.
206A Cool Springs Blvd., Ste 107
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20100041244 DEEDWARR
Recvd: 07/06/10 13:28 1 pgs
Fees:13.00 Taxes:566.10

20100706-0052762