File Box 248

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110008637 DEEDWARR
Recvd: 02/10/11 08:35 2 pgs
Fees:13.00 Taxes:925.00
20110210-0011598

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF FEBRUARY, 2011.

Notary Public

MY COMMISSION EXPIRES: October 22, 2011.

(AFFIX SEAL) STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clairday & Associates	Clairday & Associates	08416021700
(NAME) 200 Shady Grove Road	(NAME) 200 Shady Grove Road	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville , TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Sammy V. Bass and wife, Rita L. Bass**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Clairday & Associates, a limited partnership**, 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. 2 on the plan of Homer B. Glasgow Subdivision of record in Book 6200, page 281, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sammy V. Bass by deed from John E. Crowder and wife, Karen R. Crowder dated 9/9/99, of record in Book 11656, page 506, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2011 taxes, prorated and assumed by the Grantee(s); to all matters as shown on the plan of record in Book 6200, page 281,said Register's Office; Sanitary Sewer and/or Storm Drainage Agreement as set out in Book 4878, page 207, said Register's Office. Subject to the rights and claims of parties in possession. This property is being sold as is.

unimproved ☐

This is improved ☒ property, known as 202 Shady Grove Road, Nashville, TN 37214
(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 our hands this 9th day of February, 2011.

Sammy V. Bass

Rita L. Bass

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public, in and for the aforesaid State and County, Sammy V. Bass and wife, Rita L. Bass, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), bargainors, and who acknowledged upon oath that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 9th day of February, 2011.

Commission expires: October 22, 2011

TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Ann B. Waddell Notary Public