BILL GARRETT, Davidson County
Trans:T20110058799 DEEDWARR
Recvd: 09/21/11 16:01 3 pgs
Fees:18.00 Taxes:99.90

20110921-0073289

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $27,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF September, 2011.

NOTARY PUBLIC

My Commission Expires:

BRANDY K. GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 4, 2013

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Steven L. Piper and Mahan M. Janbakhsh 3538 St. Lawrence Drive Joelton, TN 37080	Steven L. Piper and Mahan M. Janbakhsh 3538 St. Lawrence Drive Joelton, TN 37080	21-199.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

BOB BASS AND WIFE, ADELE BASS

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

STEVEN L. PIPER, A MARRIED MAN AND MAHAN M. JANBAKHSH, A MARRIED MAN

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

TRACT 1:

Being a tract of land in the 3rd Councilmanic District of Davidson County Tennessee, and a portion of that property conveyed to Bob & Adele Bass in DB 200606160072053 R.O.D.C.T.,
More accurately described according to a survey by Tommy E. Walker R.L.S. TN LIC.NO. 1465 dated 01/15/95 and revised 06/15/06 as follows:

Beginning at a set iron pin, said pin being located S 88°00'00"E, 136.61' from a 36" black oak tree marking the most northeast corner of tract 12 on the same survey, said pin being the most southwest corner of tract 13 and the

most southwest corner of herein described tract; Thence N 02°00'00"E, 594.00' to a set iron pin; Thence S 88°00'00"E, 445.00' to a set iron pin at the most northeast corner of tract 13; Thence S 02°00'00"W, 594.00' to a set iron pin; Thence N 88°00'00"W, 445.00' to the point of beginning containing 6.068 acres.

Being the same property conveyed to BOB BASS AND WIFE, ADELE BASS, by deed from ROBERT BAXTER AND THE HEIRS OF LONNIE BAXTER, of record as Instrument No. 20060616-0072053, dated June 15, 2006 and by deed from ROBERT DAVID LANNOM of record as Instrument No. 20110504-0034135, dated May 3, 2011 said Register's Office.

TRACT 2:

Being a tract of land in the 3rd Councilmanic District of Davidson County Tennessee, and a portion of that property conveyed to Bob & Adele Bass in DB 200606160072053 R.O.D.C.T.,
More accurately described according to a survey by Tommy E. Walker R.L.S. TN LIC.NO. 1465 dated 01/15/95 and revised 06/15/06 as follows:

Beginning at a set iron pin, said pin being located S 88°00'00"E, 581.61' from a 36" black oak tree marking the most northeast corner of tract 12 on the same survey, said pin being the most southeast corner of tract 13 and the most southwest corner of herein described tract; Thence N 02°00'00"E, 594.00' to a set iron pin; Thence S 88°00'00"E, 447.65'to a set iron pin; Thence S 02°00'00"W, 594.00' to a set iron pin; Thence N 88°00'00"W, 447.65' to the point of beginning containing 6.104 acres.

Being the same property conveyed to BOB BASS AND WIFE, ADELE BASS, by deed from ROBERT BAXTER AND THE HEIRS OF LONNIE BAXTER, of record as Instrument No. 20060616-0072053, dated June 15, 2006 and by deed from ROBERT DAVID LANNOM of record as Instrument No. 20110504-0034135, dated May 3, 2011 said Register's Office.

The above described Tract 1 and 2 will be served by the following easements:

Being a 25 foot ingress, egress & private utility easement lying 25' and parallel to the most northerly line of tract 12 as shown on survey of record as Instrument No. 20110818-0063899.

Being a 50 foot ingress, egress and private utility easement described as follows:
Beginning at a 30" black oak at the most northeast corner of tract 12; thence South 88 degrees 00 minutes 00 seconds East, 186.51' passing the southwest corner of tract 13 at 136.61'; thence South 02 degrees 00 minutes 00 seconds West, 50.00'; thence North 88 degrees 00 minutes, 00 seconds West, 187.53' to a point in the easterly line of tract 12; thence with the said tract 12 North 02 degrees 03 minutes 43 seconds East, 50.01' to the point of beginning.

And a 25 foot easement running to Bear Hollow Road, both easements of record as Instrument No. 20110707-0052071, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to BOB BASS AND WIFE, ADELE BASS, by deed from ROBERT BAXTER AND THE HEIRS OF LONNIE BAXTER, of record as Instrument No. 20060616-0072053, dated June 15, 2006 and by deed from ROBERT DAVID LANNOM of record as Instrument No. 20110504-0034135, dated May 3, 2011 said Register's Office.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 19th day of September, 2011.

Bob Bass

Adele Bass

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Bob Bass and Adele Bass, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 19th day of September, 2011.

Notary Public

My commission expires:

BRANDY K. GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 4, 2013