THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 12050977**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $500,000.00 Affiant Subscribed and sworn to before me, this 29th day of May, 2012. Notary Public My Commission Expires:

EMBER DUNN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires September 9, 2014

WARRANTY DEED

Address New Owner: Clifford O. Richmond 3807 Hilldale Drive Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-10-73.00

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, **Nancy M. Bass, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Clifford O. Richmond, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 and the Easterly part of Lot No. 2 of Block No. 3 on the plan of Woodmont Estates, as of record in Book 974, Page 29, Register's Office for said County.

Beginning on the Southerly margin of Knollwood Place at the Northeast corner of said Lot No. 1; thence with said Place, Westwardly 325 feet, more or less to the Northeast corner of the property conveyed to Robert Lee Davis and wife, by Deed from Third National Bank, Trustee, of record in Book 1149, Page 198, said Register's Office; thence with said Davis' Easterly line, Southwardly 295 feet, more or less to the Southerly line of said subdivision; thence with said line, South 87 degrees East 305 feet to the Southeast corner of said Lot No. 1; thence Northwardly 194.3 feet to the beginning.

Being the same property conveyed to Fran M. Bass and wife, Nancy M. Bass by Installment Deed recorded on the 30th day of May, 1975 in Deed Book 4917, Page 200, in the Register's Office of Davidson County, Tennessee.

Fran M. Bass having died January 25, 1980 in Davidson County, Nashville, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WOODMONT ESTATES, as recorded in Plat Book 974, Page(s) 29.

BILL GARRETT, Davidson County
Trans:T20120039982 DEEDWARR
Recvd: 05/31/12 13:50 2 pgs
Fees:13.00 Taxes:1850.00
20120531-0047276

This is improved property located at 3626 Knollwood Road Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of May, 2012.

Nancy M. Bass

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nancy M. Bass, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of May, 2012.

Notary Public
My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 8, 2013