THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 12050948

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $50,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of June, 2012.

Notary Public
My Commission Expires: _

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires September 9, 2014

BILL GARRETT, Davidson County
Trans:T20120045747 DEEDWARR
Recvd: 06/21/12 08:56 2 pgs
Fees:13.00 Taxes:185.00

20120621-0054316

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Terrence Harris and Tina Harris 4210 Drakes Hill Drive Nashville TN 37218	New Owner 4208 West Hamilton Road Nashville TN 37218	Tax Parcel ID No. 069-02-0-031.00

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, **Cynthia Bass Walton and Freeman D. Bass as the only heirs of both Novella Bass and husband, Tommie K. Bass** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Terrence Harris and Tina Harris, Husband and Wife**, ("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 126, SECTION 2, ENCHANTED HILLS, as shown on plat of record in Plat Book 3700, Page 27, amended in Book 3964, Page 387, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Novella L. Bass and Tommie K. Bass by Warranty Deed from N. H. Barker and H. H. Chitwood, recorded on the 6th day of January, 1966 in Deed Book 3975, Page 763, in the Register's Office of Davidson County, Tennessee.

Novella L. Bass having died on August 02, 2011 in Davidson County, Tennessee.
Tommie K.Bass having died on July 28, 2011 in Davidson County, Tennessee.

According to Affidavits of Heirship of record in Instruments No. 20120621-0054314 and 20120621-0054315 in the Register's Office of Davidson County, Tennessee, Novella L. Bass and Tommie K. Bass were married to one another and had only 2 children, Cynthia Bass Walton and Freeman D. Bass both who join in this conveyance. Neither Novella L. Bass or Tommie K. Bass left a Last Will and Testament.

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 SECTION 2, ENCHANTED HILLS, as recorded in Plat Book 3700, Page(s) 27, amended in Book 3964, Page 387.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3934, Page 322.

This is improved property located at 4210 Drakes Hill Drive Nashville TN 37218

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 19th day of June, 2012.

Cynthia Bass Walton

Freeman D. Bass

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Cynthia Bass Walton and Freeman D. 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 19th day of June, 2012.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014