BILL GARRETT, Davidson County
Trans:T20130005770 DEEDWARR
Recvd: 01/22/13 11:35 2 pgs
Fees:13.00 Taxes:129.50

20130122-0006860

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-120800600

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$35,000.00

William B Bass
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
18th day of JANUARY, 2013

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

MY COMMISSION EXPIRES
September 9, 2014

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William B. Bass **6304 Laurelwood Drive** **Brentwood, TN 37027**	**SAME**	**105-16-0-201.00**

FOR AND IN 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,

John C. Hamilton, Heir, Beulah M. Boatman, Heir, Gladys F. Cardet, Heir and Penney K. Hillis, Heir and Personal Representative of the Estate of Ruby Frances Fisher Hamilton Sparkman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William B. Bass and wife, Sara C. Bass, Trustees for The William B. Bass and Sara C. Bass Revocable Trust dated 01/04/08

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:

LAND in Davidson County, Tennessee, being the northwesterly part of Lot No. 2 on the Map of John H. Canady's Subdivision of West Lawn, as of record in Book 332, Page 90, Register's Office for said County.

Said part of said Lot fronts 54.75 feet on the easterly side of an unnamed Street, running north and south from Rose Avenue to Napoleon Street, being the first street west of the Nolensville Pike, and runs back between lines, 149.2 feet, more or less, on the north line, and 164.4 feet, more or less, on the south line, to a dead line on which it measures 50 feet.

BEING the same property conveyed to Ruby Frances Fisher Hamilton Sparkman, unmarried, by Quitclaim Deed from John C. Hamilton, Beulah M. Speakman, Penney K. Hillis and Gladys F. Cardet, dated 11/17/06 and recorded 11/22/06 in Instrument No. 20061122-0144836, in the Register's Office for Davidson County, Tennessee. AND BEING the same property previously conveyed to John C. Hamilton, Beulah M. Speakman, Penney K. Hillis and Gladys F. Cardet, by Quitclaim Deed from Ruby Frances Fisher Hamilton Sparkman, dated 6/23/98 and recorded 7/1/98 in Book 11001, Page 938, in the Register's Office for Davidson County, Tennessee. AND ALSO BEING the same property previously conveyed to Robert R. Hamilton and wife, Ruby Frances Fisher Hamilton, by Warranty Deed from D.E. Mallernee, Jr. and wife, Mary Long Mallernee, dated 12/1/59 and recorded 12/3/59 in Book 2996, Page 7, in the Register's Office of Davidson County, Tennessee. The said Robert R. Hamilton having since died. The said Ruby Frances Fisher Hamilton Sparkman having since died on or about July 3, 2012, thereby vesting subject property in Penney K. Hillis (a/k/a Penny Kay Hamilton Corbin), John C. Hamilton, Beulah M. Boatman (a/k/a Beulah M. Hamilton Speakman) and Gladys F. Cardet (a/k/a Gladys Frances Hamilton Cardet), as devisees under the Last Will and Testament of Ruby Frances Hamilton Sparkman filed 9/12/12 in Case No. 12P-1372 in the Probate Court of Davidson County, Tennessee. The said Penney K. Hillis having been appointed Personal Representative of the Estate of Ruby Frances Hamilton Sparkman by Order filed 9/12/12 in the Probate Court of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **2132 Canady Avenue, Nashville, TN 37211**

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 18th day of JANUARY, 2013.

John C. Hamilton, Heir **Beulah M. Boatman, Heir**

Gladys F. Cardet, Heir **Penney K. Hillis, Heir** **Penney K. Hillis, Personal Representative**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Beulah M. Boatman, Heir of the Estate of Ruby Frances Fisher Hamilton Sparkman the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of JANUARY, 2013.

Commission Expires:_____ Notary Public

GAIL C. VICTORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES: September 9, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gladys F. Cardet, Heir of the Estate of Ruby Frances Fisher Hamilton Sparkman the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of JANUARY, 2013.

Commission Expires:_____ Notary Public

GAIL C. VICTORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES: September 9, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Penney K. Hillis, Heir and Personal Representative of the Estate of Ruby Frances Fisher Hamilton Sparkman the bargainor(s) with whom I am personally acquaintted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of JANUARY, 2013.

Commission Expires:_____ Notary Public

GAIL C. VICTORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES: September 9, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John C. Hamilton, Heir of theEstate of Ruby Frances Fisher Hamilton Sparkman the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of JANUARY, 2013.

Commission Expires:_____ Notary Public

GAIL C. VICTORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES: September 9, 2014