BILL GARRETT, Davidson County
Trans:T20130036181 DEEDWARRSP
Recvd: 05/01/13 14:57 2 pgs
Fees:13.00 Taxes:240.50
20130501-0043838

This instrument prepared by:
TITLE ESCROW OF ROBERTSON COUNTY, INC.
2784 Highway 31W
White House, Tennessee 37188
(615) 672-7925

Address of New Owner:
Cynthia Juanita Bass
4210 DRAKES HILL DR.
NASH TN. 37218

Send Tax Bill: New Owner
3805 - Creekwood Ct.
Nash-Tennessee 37218
Map 59-13
Parcel 157.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, D. Leniger, Trustee, the Kings Lane Trust, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Cynthia Juanita Bass, hereinafter called the Grantees, her heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows, to wit:

BEING Lot No. 229, on the Plan of Haynes Park Subdivision, Section 3, of record in Plat Book 4460, Page 185, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to D. Leniger, Trustee, the Kings Lane Trust by deed from Novella L. Bass and Tomi Katherine Bass, both unmarried of record in Instrument No. 20050809-0093841, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 4707, Page 766 and such easements and setback lines of record in Plat Book 4460, Page 185, said Register's Office.

This is improved property known as 3313 Kings Lane, Nashville, Tennessee 37218.

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY PARTIES. NO TITLE SEARCH PERFORMED.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Cynthia Juanita Bass, her heirs and assigns, forever; D. Leniger, Trustee, the Kings Lane Trust do covenant with the said Grantees that we are seized and possessed of said land, have a good right to convey it; and we do further covenant and bind ourselves, our heirs and representatives, that (1) The Grantor has done nothing to impair such title as Grantor received, except as hereinabove set forth, and; (2) The Grantor will only warrant and defend the title against the lawful claims of all persons claiming by or through the Grantor, but not otherwise; (3) The warranties passing to grantees hereunder are limited solely to those matters arising from acts of the grantor. its agents or representatives, occurring solely during the period of grantor's ownership of the subject real estate. Wherever 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, the Grantor has signed this Special Warranty Deed or if a corporation or partnership, has caused this instrument to be signed in its corporate or partnership name by (A) Officer(s), duly authorized by its Board of Directors, of (B) General Partnership(s),.

Witness our hands this the 27 day of June, 2007.

D. Leniger, Trustee, the Kings Lane Trust

BY: D. Leniger Trustee
D. Leniger, Trustee

STATE OF TENNESSEE)
COUNTY OF Sumner)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named D. Leniger as Trustee, the Kings Lane Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the he/she executed the within Special Warranty Deed for the purposed therein contained, and who further acknowledged that he/she is the Trustee of the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent, being authorized by the maker to execute this instrument on behalf of the maker. Witness my hand and official seal at Robertson Co. Tennessee, this the 27 day of June, 2007.

Notary Public

AMY PIPPIN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission expires:
My Commission Expires November 14, 2009

STATE OF TENNESSEE)
COUNTY OF Sumner)

The actual value or consideration, whichever is greater, for this transfer is $ 65,000.00.

Affiant

Subscribed and sworn to before me this 27 day of June, 2007.

Notary Public

My Commission expires:

My Commission Expires November 14, 2009

AMY PIPPIN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY