WARRANTY DEED

13-09-021

BILL GARRETT, Davidson County
Trans:T20130090875 DEEDWARR
Recvd: 10/22/13 16:15 2 pgs
Fees:13.00 Taxes:849.15
20131022-0110229

State of Tennessee)
County of ~~Davidson~~ Dickson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,500.00

Teresa L Hamrick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18th day of October, 2013

REBECCA D. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY My Commission Expires 02-27-2016

Rebecca D Pierce
Notary Public

My Commission Expires ~~09/09/14~~ 2/27/16 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
LORI SHAE BASS, MARRIED	TriStar Bank	128-10
(NAME) 7721 Dan Kestner Drive	(NAME) 719 E College St.	Parcel 242.00
(ADDRESS) Nashville, TN 37221	(ADDRESS) Dickson TN 37055	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **SAMUEL E. GORDON, UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **LORI SHAE BASS, MARRIED**, hereinafter called the Grantee(s), 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 Lot No. 12 on the Plan of First Revision to Meade Vue Subdivision, a Planned Unit Development, of record in Book 9700, Page 58, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING all the same property conveyed to SAMUEL E. GORDON, UNMARRIED, by Deed from ROBIN J. GORDON AND WIFE, MONICA G. PERRY, of record in Instrument No. 20031103-0161103, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of , of record in Book 7461, Page 463, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of **SAMUEL E. GORDON** pursuant to a Power of Attorney executed by same on the 9th day of September, 2013, and being filed for record in Instrument No. 20131022-0110228, and being recorded simultaneously herewith.

BEING unimproved ☐
Improved ☒ property known as: **7721 Dan Kestner Drive, Nashville, TN, 37221.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand, this 18th day of October, 2013

"SELLER"

SAMUEL E. GORDON

By: Sandi Gordon
SANDI GORDON, ATTORNEY IN FACT

STATE OF Tennessee
COUNTY OF Davidson

On this 18th day of October, 2013, before me personally appeared SANDI GORDON, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of SAMUEL E. GORDON, and acknowledged that she executed the same as the free act and deed of the said SAMUEL E. GORDON.

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

My Commission Expires: 09/09/14

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

FROM: SANDI GORDON
TO: LORI SHAE BASS

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.
2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.
3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Sandi Gordon
SANDI GORDON, AFFIANT

Sworn to and subscribed before me this 18th day of October, 2013.

My Commission Expires: 09/09/14

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY