BILL GARRETT, Davidson County
Trans:T20140054351 DEEDWARR
Recvd: 07/28/14 12:37 3 pgs
Fees:18.00 Taxes:3365.15
20140728-0066801

FROM: W. David Bartholomew

TO: E. Warner Bass

| Address New Owner as follows: | Send Tax Bills to: | Map-Parcel No. |
|---|---|---|
| E. Warner Bass<br>1720 Chickering Road<br>Nashville, Tennessee 37215 | (same) | Map 116-13<br>Parcel 141 |

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Robert R. Campbell, Jr., Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $909,500.00.

Fidelity National Title Ins. Company
By: [signature]
Affiant

Subscribed and sworn to before me, this the 25th day of July, 2014.

NICOLE CHAMPION NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

[signature]
Notary Public
My Comm. Expires: 8-28-16

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, W. David Bartholomew, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto E. Warner Bass, hereinafter called "GRANTEE", his 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. 8 on the Plan of Boxcroft, of record in Plat Book 4860, page 28, Register's Office for Davidson County, Tennessee, to hich plan reference is hereby made for a more completed description.

Being the same property conveyed to W. David Bartholomew by deed from Victoria W. Dearborn, unmarried, of record as Instrument No. 20130722-0075487, said Register's Office.

The above described property is not the residence or the homestead of the Grantor but investment property owned by the Grantor.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. 2014 Metropolitan Government Taxes, which have been prorated.

2. All matters shown on the plan of record in Book 4860, page 28, said Register's Office.

3. Covenants, Conditions and Restrictions of record in Book 4932, page 76, as amended in Book 4956, page 648 and corrected in Book 5430, page 263, said Register's Office.

4. By-Laws of the Association of Owners of Boxcroft, of record in Book 5365, page 7, said Register's Office, as amended, consolidated and restated by Instrument No. 20130725-0076994, said Register's Office.

5. Rights of others in and to the use of the common areas.

6. Property Standards Order to Repair Structure, of record as Instrument No. 20121116-0105975, said Register's Office.

This is improved property located at 5129 Boxcroft Place, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 my hand this 25th day of July, 2014.

W. David Bartholomew

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 W. David Bartholomew, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 25th day of July, 2014.

Jeanette L. Ramer
NOTARY PUBLIC

My Commission Expires: 7/6/15

