BILL GARRETT, Davidson County
Trans:T20150001064 DEEDWARR
Recvd: 01/06/15 12:05 2 pgs
Fees:13.00 Taxes:288.60
20150106-0001311

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 78,000.00

Affiant

Subscribed and sworn to before me, this 31st day of December, 2014.

Notary Public

My commission expires: April 12, 2015

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
J PHIVE DEVELOPMENTS LLC	J Phive Developments, LLC	**11913006000**
2935 LOUISE DR	605 Calverton Lane	
NASHVILLE, TN 37211	Brentwood, TN 37027	

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 ACKNOWLEDGE, WE,

TOM BASS, MARRIED MAN AND SPOUSE, DANNA BASS

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

J PHIVE DEVELOPMENTS LLC , a Tennessee limited liability company

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 Lot No. 84 on the Plan of McNabb Subdivision, as of record in Book 1130, Page 64, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

BEING THE SAME PROPERTY CONVEYED TO TOM BASS, BY WARRANTY DEED FROM MARTY MELVIN SULLIVAN, DATED 05/05/2006 AND RECORDED ON 05/09/2006 IN INSTRUMENT NUMBER 20060509-0054254, DAVIDSON COUNTY, TENNESSEE.DANNA BASS HEREBY SIGNS TO CONVEY ANY INTEREST SHE MAY HAVE MARITAL OR OTHERWISE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 2935 LOUISE DR, 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 in 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 my/our hand(s) this 31st day of December, 2014.

TOM BASS

DANNA BASS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, TOM BASS AND DANNA BASS, the within named Grantor(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, at office, this 31st day of December, 2014.

Notary Public

My Commission Expires: 8-11-16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY