RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PLACE, SUITE 203
SMYRNA, TN 37167

QUIT CLAIM DEED

BILL GARRETT, Davidson County
Trans:T20150008611 DEEDQC
Recvd: 02/03/15 15:48 2 pgs
Fees:12.00 Taxes:0.00

20150203-0010230

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

William B Bass
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF DECEMBER, 2014.

Houston E. Hill
Notary Public

MY COMMISSION EXPIRES: 3-8-16

HOUSTON E. HILL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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

NAME ANDADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
William B. Bass	**SAME**	**Map 119-7**
6304 Laurelwood		**Parcel 1**
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 ACKNOWLEDGED. WE,

CATO A. BASS, III AND BARBARA B. MCREE, AS TENANTS IN COMMON

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED AND SOLD. AND BY THESE PRESENTS DO QUITCLAIM UNTO

WILLIAM B. BASS AND WIFE, SARA C. BASS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF HIS RIGHT, TITLE AND INTEREST IN 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. 1 on the Final Plat of Cato Bass Subdivision, of record in Instrument No. 20080107-0001718, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made, and as more fully described as follows:

COMMENCING AT A POINT AT THE CENTER OF THE NORTHBOUND MAIN TRACK OF NASHVILLE. CHATTANOOGA AND ST. LOUIS RAILROAD AND A SOUTHEASTERLY CORNER OF LOT 35 OF THE CRESENT HEIGHTS SUBDIVISION, AS RECORDED ON PLAT BOOK 2331 PAGE 106, R.O.D.C. AND A CORNER OF A 100 FOOT WIDE CHARTER RIGHT-OF-WAY: THENCE WITH SAID LOT 35 AND SAID RIGHT-OF-WAY N49°22'52"E 101.87 FEET TO A CONCRETE MONUMENT (FOUND). BEING A POINT ON A SOUTHEASTERLY LINE OF SAID LOT 37. A CORNER OF SAID RIGHT-OF-WAY AND THE SOUTHWEST CORNER OF LOT TWO ON THE CATO BASS SUBDIVISION, THENCE WITH SAID LOT TWO S53°43'20"E 295.24 FEET TO AN IRON ROD (NEW), BEING THE POINT OF BEGINNING OF LOT ONE OF SAID CATO BASS SUBDIVISION. HEREON CALLED SUBJECT TRACT, BEING A PORTION OF THE PROPERTY CONVEYED ON INSTRUMENT NUMBER 20031118-0167995 AND ALSO BEING THE COMMON CORNER OF SAID LOT TWO: THENCE WITH SAID LOT TWO N21°04'38"E 208.24 FEET TO AN IRON ROD (NEW), BEING A COMMON CORNER OF THE SUBJECT TRACT AND SAID LOT TWO AND BEING A POINT ON THE SOUTHERLY LINE OF LOT 36 OF SAID CRESENT HEIGHTS SUBDIVISION: THENCE WITH SAID CRESENT HEIGHTS THENCE WITH SAID LOT TWO S53°43'20"E 295.24 FEET TO AN IRON ROD (NEW). BEING THE POINT OF BEGINNING OF LOT ONE OF SAID CATO BASS SUBDIVISION. HEREON CALLED SUBJECT TRACT, BEING A PORTION OF THE PROPERTY CONVEYED ON INSTRUMENT NUMBER 20031118-0167995 AND ALSO BEING THE COMMON CORNER OF SAID LOT TWO: THENCE WITH SAID LOT TWO N21°04'38"E 208.24 FEET TO AN IRON ROD (NEW), BEING A COMMON CORNER OF THE SUBJECT TRACT AND SAID LOT TWO AND BEING A POINT ON THE SOUTHERLY LINE OF LOT 36 OF SAID CRESENT HEIGHTS SUBDIVISION: THENCE WITH SAID CRESENT HEIGHTS SUBDIVISION IN PART WITH LOTS 36 AND LOT 37. S65°43'39"E 80.63 FEET TO A CONCRETE MONUMENT (FOUND). BEING A COMMON CORNER OF THE SUBJECT TRACT AND OF SAID CRESENT HEIGHTS: THENCE S84°53'03"E 122.92 FEET IN PART WITH LOTS 37, LOT 38, AND LOT 42 OF SAID CRESENT HEIGHTS TO AN IRON ROD (FOUND), BEING THE COMMON CORNER OF THE SUBJECT TRACT AND OF LOT TWO OF THE TWO LOT SUBDIVISION OF PARCEL 002 OF MAP 119.07 730 OLD GLENROSE PLAT. AS DESCRIBED IN INSTRUMENT NUMBER 200512290156431 R.O.D.C.: THENCE WITH SAID TWO LOT SUBDIVISION IN PART WITH LOT 2 AND 1 S21°04'38"W 291.53 FEET TO AN IRON ROD (NEW). BEING A COMMON CORNER OF THE SUBJECT TRACT AND SAID RIGHT-OF-WAY AND A POINT ON THE WESTERLY LINE

OF SAID TWO LOT SUBDIVISION: THENCE WITH SAID RIGHT-OF-WAY N53°43'20"W 205.89 FEET TO THE POINT AND PLACE OF BEGINNING. CONTAINING 1.10 ACRES MORE OR LESS.

Together with ingress and egress easement as shown on plat of record as Instrument No. 20080107-0001718, in said Register's Office.

Being the same property conveyed to Cato A.Bass, III and Barbara B. McRee, as tenants in common by Quit Claim Deed from Cato Bass and wife. Margaret C. Bass, of record in Instrument Number 20080414-0037495, Register's Office for Davidson County, Tennessee.

This deed was prepared with information furnished by the grantor. The preparation of this deed neither expresses or implies any opinion of the preparer as to the title nor as to the accuracy of the description of the property conveyed here.

This is improved (X) property known as 706 Old Glenrose, Nashville, TN

WITNESS MY HAND THIS 20 **DAY OF** December, **2014.**

Barbara B. McRee Cato A. Bass III

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 Cato A. Bass, III the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Nashville Tennessee this 20 day of December, 2014

Commission Expires: 6-21-2016 Notary Public

JANICE MCKINNEY MARTIN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF Texas
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barbara B. McRee the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.
Witness my hand and official seal at Nashville Tenn, this 20 day of December, 2014

Commission Expires: 6-21-2016 Notary Public

JANICE MCKINNEY MARTIN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY