ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Grace Taylor Patton	New Owner	060-02-0-072.00
3076 Richmond Hill Drive		
Nashville, TN 37207		
This instrument prepared by: Robert J. Notestine III, Attorney at Law,		
109 Kenner Avenue, Suite 201, Nashville, TN 37205.		14930 26b

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Bass Property Group LLC, A Tennessee limited liability company (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Grace Taylor Patton (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 16, SECTION 1, PARKWOOD ESTATES, as shown on plat of record in Plat Book 2900, Pages 119-120, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Special Warranty Deed from Deutsche Bank National Trust Company, as Trustee, in Trust for the Registered Holders of Morgan Stanley ABS Capital I Trust 2006-HE7, Mortgage Pass-Through Certificates, Series 2006-HE7 to Bass Property Group LLC, as recorded on the 3rd day of September, 2014 in Instrument No. 20140903-0080454; Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Trustee to Deutsche Bank National Trust Company, as Trustee, in trust for the registered holders of Morgan Stanley ABS Capital I Trust 2006-HE7, Mortgage Pass-Through Certificates Series 2006 HE7, as recorded on the 24th day of February, 2014 in Instrument No. 20140224-0015595; Warranty Deed from Beulah M. Dalton and Jean A. Dalton to Joyce A. Roche, as recorded on the 15th day of June, 2006 in Instrument No. 20060615-0071181, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. 2015 Davidson County taxes are not yet due and payable.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 1, PARKWOOD ESTATES, as recorded in Plat Book 2900, Page(s) 119-120, said Register's Office.
3. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 3136, Page 52, said Register's Office.
4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as set forth in instrument recorded in Book 11472, Page 960, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20150013462 DEEDWARR
Recvd: 02/24/15 14:13 2 pgs
Fees:13.00 Taxes:536.50
20150224-0015845

This is improved real property located on 3076 Richmond Hill Drive, Nashville, TN 37207.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $145,000.00.

Affiant

Subscribed and sworn to before me this 26th day of February, 2015.

Notary Public

Commission Expires:

ROBERT J. NOTESTINE III STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires May 8, 2017

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and against the lawful claims of all persons whomsoever.

Witness my hand this 19th day of February, 2015.

Bass Property Group, LLC, a Tennessee Limited Liability Company

By:
William M. Bass, Jr., Managing Partner

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared William M. Bass, Jr. with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the managing partner, and that he/she as such partner executed the foregoing instrument for the purposes therein contained, by signing the name of Bass Property Group, LLC, a Tennessee limited liability company by himself/herself as managing partner.

WITNESS my hand and official seal at Nashville, Tennessee this 19th day of February, 2015.

ROBERT J. NOTESTINE III STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires May 8, 2017

My Commission Expires:

Notary Public