# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150013975 DEEDWARR
Recvd: 02/26/15 08:57 2 pgs
Fees:13.00 Taxes:808.45
20150226-0016435

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of February, 2015

Notary Public

MY COMMISSION EXPIRES: 3-1-2015

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Meagan B. Bass | Regions Bank d/b/a Regions Mortgage | Map 142-14-B |
| (NAME) 7506 Old Harding Pike | (NAME) 2050 Parkway Office Circle | Parcel 4.00 |
| (ADDRESS) Nashville, TN 37221 | (ADDRESS) Birmingham, AL 35244 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Charlotte White Goldston, Trustee of the Charlotte White Goldston Trust dated May 17, 2010,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Meagan B. Bass, unmarried woman, Brian S. Bass, unmarried man, and Scott Bass, married man, as tenants in common**, 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. 4 on the Plan of River Plantation, Section VIII, Phase One, as of record in Plat Book 6900, pages 475-476, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charlotte White Goldston, Trustee of the Charlotte White Goldston Trust dated May 17, 2010 by Quitclaim Deed from Charlotte White Goldston, Successor Trustee of the Walter Perry White Living Trustee established by the Revocable Trust Agreement of Walter Perry White dated may 22, 2003, filed for record on January 12, 2015 as Instrument No. 20150112-0003121, Register's Office for Davidson Count, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2014 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 6900, page 475 and 476, said Register's Office; (c) Restrictive covenants contained in Book 7389, page 941 and Book 7389, page 924,, said Register's Office; and (d) Charter of record in Book 7402, page 591, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 7506 Old Harding Pike, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Witness my/our hands this 24th day of February, 2015.

Charlotte White Goldston

Charlotte White Goldston, Trustee

State of Tennessee
County of Davidson

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Charlotte White Goldston,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee under that certain Trust Agreement dated May 17, 2010, for the benefit of Charlotte White Goldston, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument, as trustee of said trust, for the benefit of said beneficiary.

WITNESS my hand and seal this 24th day of February, 2015.

Notary Public Robert L. Scruggs

My Commission Expires: _____

File No.: 20915031

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017