Davidson County DEEDWARR Recvd: 03/02/15 09:25 2 pgs Fees:13.00 Taxes:777.00 **20150302-0017510**

15CH28

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref: (DKM) Title No.: 57207
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Barbara A, Marchant 707 N. Graycroft Avenue Madison, TN 37115	Ameris Bank 1800 Parkway Pl. # 820 Marietta, GA 30067

TAX MAP PARCEL NUMBERS: 042-07-0 042.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$210,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Nathan L. Bass and Kristi L. Bass**, husband and wife, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Barbara A, Marchant** *single hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

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Land in Davidson County, Tennessee, being all of Lot No. 4 and a portion of Lot 39, on the Plan of Section Two, Morning View Subdivision, of record in Book 2133, Page 99, Register's Office for said Davidson County, Tennessee.

Said Lot 40 fronts 115 feet on the westerly side of Graycroft Avenue and extends back between lines 388.86 feet on the southerly side and 361.09 feet on the northerly side, to a dead line in the rear, measuring 118.30 feet thereon.

Said part of Lot No. 39 is more specifically described as follows:

Beginning at an iron pin in the North line of Lot No. 39, said pin being 120.9 feet West of an iron pin; the northeast corner of Lot No. 39, in the westerly margin of Graycroft Road, now Graycroft Avenue; thence westerly along the North line of Lot No. 39, 89.9 feet, to an iron pin; thence southerly at a 90 degree angle, 2.5 feet, to an iron pin; thence easterly 89.9 feet to the point of beginning.

Being the same property conveyed to Nathan L. Bass and wife, Kristi L. Bass and Gayle Sherrill by Warranty Deed from Kenneth A. Owen and wife, Carole Ann Owen, dated June 9, 2006, recorded June 13, 2006 in Instrument No. 20060613-0070060, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Nathan L. Bass and wife, Kristi L. Bass by Quitclaim Deed from Gayle Sherrill, dated August 26, 2006, recorded May 6, 2008 in Instrument No. 20080506-0046621, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2133, Page 99, said Register's Office, to which plan reference is hereby made for a more complete description.

This is improved property, known as 707 N Graycroft Avenue, Madison, TN 37115

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of February, 2015

Nathan L. Bass **Kristi L. Bass**

State of Tennessee

County of Davidson

On this 27th day of February, 2015, before me the undersigned authority, personally appeared Nathan L. Bass and Kristi L. Bass, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

State of Tennessee

County of Wilson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $210,000.00.

Affiant

Sworn and subscribed before me this 27th day of February, 2015

Notary

My Commission Expires: 10.5.2015

JULIA A. HIRT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M. SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-24-2018