RECORDING INFORMATION
BILL GARRETT, Davidson County Trans:T20150019565 DEEDWARR Recvd: 03/18/15 09:07 2 pgs Fees:13.00 Taxes:510.60 20150318-0023127

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00011888

MAP-PARCEL NO: 142-15-0B-002.00 CO

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
QUICKEN LOANS INC. 1050 Woodward Avenue Detroit, MI 48226-1906	AMY STARR 8300 Sawyer Brown Rd. A-302 Nashville, TN 37221	QUICKEN LOANS INC.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **SCOTT D. BASS, married**, have bargained and sold and by these presents do transfer and convey unto **AMY STARR, A MARRIED WOMAN**, her heirs and assigns forever, the following described property, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. A-302, together with the carport designated No. A-302-C, in River Plantation Section Three, a Horizontal Property Regime, located on Sawyer Brown Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantations, Section Three Condominium Apartments, recorded in Book 4675, pages 75, 76 and 77, and amended in Book 4675, pages 103, 104 and 105, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Together with the undivided interest in common elements declared in Master Deed and By-laws appurtenant to such unit.

Being the same property conveyed to Meagan Bass and Scott D. Bass by special warranty deed from Federal National Mortgage Association, of record in Instrument No. 20130927-0101711, Register's Office for Davidson County, Tennessee, dated September 18, 2013 and recorded September 27, 2013. Meagan Bass quitclaimed her interest in the subject property to Scott D. Bass of record in Instrument No. 20150206-0011140, Register's Office for Davidson County, Tennessee, dated February 3, 2015 and recorded February 6, 2015.

This is improved property known as 8300 Sawyer Brown Rd A-302, Nashville, TN 37221.

THE PROPERTY CONVEYED HEREIN HAS NEVER BEEN THE RESIDENCE OF THE GRANTOR OR THE GRANTORS SPOUSE.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, her heirs and assigns forever.

AND I DO COVENANT with the said Grantee, her heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2015 Davidson County property are a lien but are not yet due and payable.

2. All matters as shown on the Plan of record in Plat Book 4675, pages 75, 76 and 77, as amended in Plat Book 4675, pages 102, 103, 104 and 105, Register's Office for Davidson County, Tennessee.

3. By-Laws of River Plantation, Section 3, of record in Book 4784, page 482, Register's Office for Davidson County, Tennessee.

4. This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws and Charter for the administration thereof; and is subject to easements rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations all conditions, covenants, restrictions and options, burdens, assessments and other undertaking contained in the Master Deed of record in Book 4784, page 464, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the 13th day of March, 2015.

SCOTT D. BASS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **SCOTT D. BASS**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 13th day of March, 2015.

My Commission Expires:
12-06-16

Notary Public

DONNA L. SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$138,000.00**.

Affiant

SWORN TO and subscribed before me on this 13th day of March, 2015.

My Commission Expires:
12-06-16

Notary Public

DONNA L. SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY