Davidson County DEEDWARR
Recvd: 04/15/15 15:12 3 pgs
Fees:18.00 Taxes:6835.75
20150415-0033422

THIS INSTRUMENT PREPARED BY:
WESLEY D. TURNER
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH
SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,847,500.00.

Francis Marion Bass III
Affiant

Subscribed and sworn to before me, this 15th day of April, 2015.

Brenda Zeitzman
Notary Public

My Commission Expires: 11-6-2017

BRENDA ZEITZMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address New Owner As Follows:
Francis Marion Bass, III, et ux
913 Overton Lea Road
Nashville, TN 37220

Send Tax Bills To:
Regions Bank
d/b/a Regions Mortgage
2050 Parkway Office Cr.
Birmingham, AL 35244

Map-Parcel Number:
146 05 0 014.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ELIZABETH B. CHRISTENBERRY AND ROBERT H. CHRISTENBERRY, TRUSTEES OF THE ELIZABETH B. CHRISTENBERRY LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF ELIZABETH B. CHRISTENBERRY, DATED APRIL 23, 2008**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **FRANCIS MARION BASS, III AND PATRICIA BRYAN BASS, HUSBAND AND WIFE**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Revised Plan of Swann's Subdivision, as of record in Plat Book 6900, page 641, 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 Elizabeth B. Christenberry and Robert H. Christenberry, Trustees of the Elizabeth B. Christenberry Living Trust, established by the Revocable Trust Agreement of Elizabeth B. Christenberry, dated April 23, 2008, by deed from Elizabeth B. Christenberry of record as Instrument No. 20080429-0043493, dated April 23, 2008, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2015 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 6900, page 641, said Register's Office

This is improved property known as: **913 Overton Lea Road, Nashville, TN 37220.**

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 Grantors covenant with the said Grantees that they 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 further covenant and bind themselves, their heirs and assigns, 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 person whomsoever.

WITNESS my hand this 15 day of April, 2015.

The Elizabeth B. Christenberry Living Trust, Established by the Revocable Trust Agreement of Elizabeth B. Christenberry, dated April 23, 2008

BY: _____
Elizabeth B. Christenberry, Trustee

_____
Robert H. Christenberry, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elizabeth B. Christenberry and Robert H. Christenberry, Trustees of The Elizabeth B. Christenberry Living Trust, established by the Revocable Trust Agreement of Elizabeth B. Christenberry, dated April 23, 2008, the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15 day of April, 2015.

(Seal)

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018

_____
Notary Public

My Commission Expires: 07/02/2018

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 11-6-2017