BILL GARRETT, Davidson County
Trans:T20150048555 DEEDWARR
Recvd: 06/18/15 10:06 2 pgs
Fees:13.00 Taxes:818.81
20150618-0058111

(Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF Williamson** The actual consideration or value, whichever is greater, for this transfer is $221,300.00 Affiant Subscribed and sworn to before me, this 15th day of June, 2015. Notary Public My commission expires: 9/8/18

KAYLA E. LODGE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.
My Commission Expires

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ryan James Bass	**New Owner**	**Map/Parcel: 174-11-0-B-028.00CO**
6205 Suzy Drive		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I/WE,

Charles Herbert Whitfield and Leslie Sierra Shelton nka Leslie Whitfield, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ryan James Bass and Kelly R. Bass, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS, SUCCESSORS 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. 28 on the plan of FINAL PLAT, THE GROVE AT CANE RIDGE, PHASE TWO, as shown by plat of record in Instrument No. 201304220039873, as corrected in Instrument No. 201305290053815 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Charles Herbert Whitfield, unmarred, and Leslie Sierra Shelton, unmarried, as tenants in common with right of survivorship, by Warranty Deed from Randall Clemons, Trustee for benefit of Wilson Bank & Trust and Citizens Bank of Lafayette, dated November 6, 2013, of record in Instrument No. 2131114-0117825, Register's Office for Davidson County, Tennessee. Charles Herbert Whitfield and Leslie Sierra Shelton having since married and Leslie Sierra Shelton is now known as Leslie Whitfield.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Instrument No. 20130422-0039873 and Instrument No. 20130529-0053815, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20000905-0087103, and amended in Instrument No. 20001204-0119093, Instrument No. 20010815-0088370, Instrument No. 20040319-0031603, Instrument No. 20041102-0131848, Instrument No. 20100526-0040558, Instrument No. 20060112-0004819, Instrument No. 20101228-0102708, Instrument No. 20120524-0045182, and Instrument No. 20120604-0048269, Register's Office for DAVIDSON County, Tennessee.
Detention Maintenance Agreement of record in Instrument No. 20050413-0041341, Register's Office for DAVIDSON County, Tennessee.
Assignment of Declarant Rights of record in Instrument No. 20120524-0045182, Register's Office for DAVIDSON County, Tennessee.

Right of Way Easement of record in Instrument No. 20060607-0067535, Register's Office for DAVIDSON County, Tennessee.
Transmission Line Easement of record in Book 4428, Page 565, Register's Office for DAVIDSON County, Tennessee.
Dedication of Easement to Metro of record in Book 5078, Page 476, Register's Office for DAVIDSON County, Tennessee.
Rise and Flow of any Creeks and the rights of others thereto.
Easement to United Telephone Co. of record in Instrument No. 20020123-009340, and Instrument No. 20060607-0067535, Register's Office for DAVIDSON County, Tennessee.
Deed to HOA of record in Instrument No. 20010815-0088361, and Instrument No. 20110128-0007971, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Instrument No. 20010815-0088360, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues - if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
And this conveyance is subject to all other easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 6205 Suzy Drive, Antioch, TN 37013.

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 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 except as 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.

Witness my/our hand(s) this 15th day of June, 2015.

Charles Herbert Whitfield

Leslie Whitfield

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Charles Herbert Whitfield and Leslie Whitfield the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of June, 2015.

Notary Public

My Commission Expires: RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON
COMMISSION EXPIRES JUNE 25, 2017

File #: **150265JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066