WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150050990 DEEDWARR
Recvd: 06/25/15 10:55 2 pgs
Fees:13.00 Taxes:1221.00
20150625-0061125

BRENDA R. LEHMAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION/OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: March 24, 2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sean P. Donahue	Sean P. Donahue	104020Y10300C0
(NAME)	(NAME)	
9307 Old Smyrna Road	9307 Old Smyrna Road	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(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, **Marc M. Bass, unmarried** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sean P. Donahue, married** 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 Unit No. 103, together with the appurtenant interest in the common elements of The Courts at Parthenon, a horizontal property regime established by Master Deed, of record in Instrument No. 20041203-0144194 and By Laws of record in Instrument No. 20041203-0144195, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "E" to the aforementioned By Laws.

Being the same property conveyed to Marc M. Bass, unmarried by Deed from Horizons USA, LLC, a Tennessee General Partnership, recorded on May 01, 2006, of record in Instrument Number 20060501-0049859, Register's Office for Davidson County, Tennessee.

Marc M. Bass and Mark M. Bass are one and the same person.
THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 3158 Parthenon Ave., Unit #103, Nashville, TN 37203
(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.

Witness my/our hands this 25th day of June, 2015.

Marc M. Bass

State of Tennessee
County of Williamson

Personally appeared before me Marc M. Bass, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 17th day of June, 2015.

Notary Public Brenda R. Lehman
My Commission Expires: March 24, 2019

File No.: 10465

BRENDA R. LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY