RECORDING INFORMATION
BILL GARRETT, Davidson County Trans:T20150063384 DEEDWARR Recvd: 08/03/15 09:09 3 pgs Fees:18.00 Taxes:407.00 20150803-0076118

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

File No: 00012080

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

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
SCOTT D. BASS	SAME	N/A
904 Loggers Run		
Franklin, TN 37069		

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, we, **KAY GRAVES ALLGOOD and ELAINE GRAVES MARSHALL**, have bargained and sold and by these presents do transfer and convey unto **SCOTT D. BASS**, his heirs and assigns forever, the following described property, to wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. K-307 together with the carport designated as K-307-C in River Planation, Section Three, a condominium, a horizontal property regime, located on Sawyer Brown Road, Nashville, Davidson County, Tennessee as shown on the plat of River Plantation, Section Three, condominium apartment, recorded in Book 4675, pages 75, 76 and 77, as amended in Book 4675, pages 103, 104 and 105, Register's Office for Davidson County, Tennessee, and in Book 6231, page 156, and described in Master Deed recorded in Book 4784, page 464 and further amended in Book 5785, page 180 and Book 5840, page 663, of the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Myrle W. Graves by deed from Jeffrey Jessup and Michael Wright, of record in Instrument No. 20050111-0003905, Register's Office for Davidson County, Tennessee, dated January 7, 2005 and recorded January 11, 2005. Myrle W. Graves died January 17, 2014, and pursuant to her Last Will and Testament of record in the Probate Court for Davidson County, Tennessee, Docket No. 14P-249, said property was devised to her daughters Kay Graves Allgood and Elaine Graves Marshall.

This is improved property known as 8300 Sawyer Brown Road, K-307, Nashville, TN 37221

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

AND WE DO COVENANT with the said Grantee, his heirs and assigns, that we are lawfully seized and possessed of said property, that we 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 taxes 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. Master Deed of River Plantation, Section 3, of record in Book 4784, page 464, Register's Office for Davidson County, Tennessee.

4. Bylaws of River Planation, Section 3, of record in Book 4784, page 482, Register's Office for Davidson County, Tennessee.

5. 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 WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 30th day of July, 2015.

Kay Graves Allgood
KAY GRAVES ALLGOOD

Elaine Graves Marshall
ELAINE GRAVES MARSHALL

By: Kay Graves Allgood
Kay Graves Allgood, Attorney-in-Fact, of record in Book *_____, page _____, RODC, TN.

*20150803-0076117

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 **KAY GRAVES ALLGOOD**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 30th day of July, 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

On this 30th day of July, 2015, before me personally appeared **KAY GRAVES ALLGOOD,** to me known (or proved to me on this basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **ELAINE GRAVES MARSHALL,** and who acknowledged that she executed the same as the free act and deed of **ELAINE GRAVES MARSHALL.**

WITNESS my hand and seal, at office, on this 30th day of July, 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 **$110,000.00**.

Affiant

SWORN TO and subscribed before me on this 30th day of July, 2015.

My Commission Expires:
12-06-16

Notary Public

DONNA L. SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY