Return to:
Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 37205

Davidson County DEEDWARR
Recvd: 08/03/15 11:32 3 pgs
Fees:18.00 Taxes:2590.00
20150803-0076337

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
John Davani and Jeanie Davani 923 Van Leer Drive Nashville, TN 37220	New Owner	132-13 0 063.00
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.		

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 and sufficiency of all of which are hereby acknowledged, Francis M. Bass, III and Patricia B. Bass, husband and wife (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto John Davani and Jeanie Davani, husband and wife (The "Grantees"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee being Lot No. 72 on the Plan of Oak Hill Valley Subdivision, of record in Book No. 1835, pages 15 and 16, Register's Office of, Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Francis M. Bass III and wife, Patricia B. Bass by Warranty Deed from Robert T. Page and wife, Kate Evins Page of record in Instrument Number 20020604-0067182, said Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. 2015 Davidson County taxes are not yet due and payable.
2. All matters as shown on the Plan of Oak Hill Valley Subdivision, as recorded in Book 1835, Pages 15 and 16, said Register's Office.

This is improved real property located on 923 Van Leer Drive, Nashville, Tennessee 37220.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer, is $700,000.00.

Affiant

Subscribed and sworn to before me this 31st day of July, 2015.

Commission Expires: 11-6-2017 NOTARY PUBLIC

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and against the lawful claims of all persons whomsoever.

Witness my hand this 31st day of July, 2015.

Francis M. Bass III

Patricia B. Bass

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Francis M. Bass III and Patricia B. Bass, husband and wife, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of July, 2015.

Notary Public

My Commission Expires: _____

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

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.

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017