RECORD & RETURN TO:

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/05/15 08:50 3 pgs
Fees:18.00 Taxes:1085.95
20150805-0077635

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $293,500.00.

Affiant

Subscribed and sworn to me on July 31st, 2015.

NOTARY PUBLIC

My Commission Expires: 6.26.16

RYAN A. RAFOTH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #28726SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jason Bass and Melanie Bass 7980 Hooten Hows Road Nashville, TN 37221	Pinnacle Bank 150 3rd Ave S. Nashville, TN 37201	141-004.08-

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jane Kinser, unmarried, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Jason Bass and Melanie K. Bass, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being a tract of land in the 9th Civil District of Davidson County, Tennessee, on the Hooten Hows Road, being a portion of a 108.5 acre tract of record in Book 106, page 431, Register's Office for Davidson County, Tennessee, and also of record in Will Book 51, page 481, in the County Court Clerk's Office for said County, and described according to a survey made by S.H. Hutchison, September, 1964, as follows:

BEGINNING at a point in the center line of Hooten Hows Road, said point being South 57 degrees West 150 feet from the southwest corner of W. G. Meadows property; thence with the center of said road, South 57 degrees West 150 feet to a stake; thence leaving said road, North 32 degrees West 584 feet to a stake; thence North 57 degrees East 150 feet to a stake; thence South 32 degrees East 584 feet to the point of beginning.

Being the same property conveyed to Keith D. Kinser and wife, Jane Kinser, by Warranty Deed from Sharon A. Parker, a single person, dated May 28, 1999, and recorded on June 4, 1999 in Book 11513, page 93, Register's Office for Davidson County, Tennessee. Keith D. Kinser having since died on March 10, 2015. Grantor warrants and represents that she was married to Keith Kinser continuously from the date she acquired the subject property until his death.

The conveyance of the above-described parcel of land is subject to the following:

1. 2015 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Any and all zoning regulations, building restrictions, setback lines, if any, and easements of record, and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 7980 Hooten Hows Road, Nashville, TN 37221.

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 does 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 GRANTORS does 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 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 31st day of July, 2015.

Jane Kinser

Jane Kinser

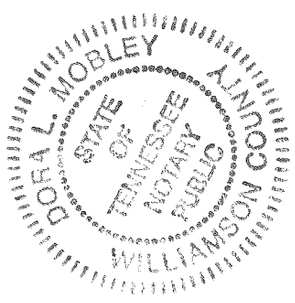
STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, personally appeared Jane Kinser, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on July 31st, 2015.

NOTARY PUBLIC

My Commission Expires: 6.5.16



True Copy Certification

I, Dora Mobley, 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 is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley 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: 06-26-16

Notary' Seal (if on paper)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY