THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, ATTORNEY AT LAW
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20150065102 DEEDWARR
Recvd: 08/05/15 16:07 2 pgs
Fees:13.00 Taxes:595.70
20150805-0078186

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
James Bakke 6127 Pettus Road Antioch, TN 37013	Same as New Owner	083 08 0 123.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **PAMELA T. BROWN, TRUSTEE OF THE CHARLES WALTER WASSON SPECIAL NEEDS TRUST**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **JAMES BAKKE**, hereinafter called the Grantee, his heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 101 on the Plan of Rosewood Heights, Section III, as of record in Book 2133, page 61, Register's Office for said County.

Said Lot 101 fronts 73 feet on the east side of Potter Lane and runs back between lines, 150 feet on the south line and 146.8 feet on the north line, to a dead line in the rear on which it measures 72.9 feet.

Being the same property conveyed to Pamela T. Brown, Trustee of The Charles Walter Wasson Special Needs Trust, by Executor's Quit Claim Deed from Pamela T. Brown, Executrix of The Christine S. Wasson Estate of record on 02/23/2015, at Instrument No. 20150223-0015311, Davidson County Register of Deeds.

This is improved property known as **927 Potter Lane, Nashville, Tennessee 37206**.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 hand this **31st** day of **July, 2015**:

Pamela T. Brown, Trustee

Pamela T. Brown, Trustee of The Charles Walter Wasson Special Needs Trust

STATE OF Tennessee)
)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Pamela T. Brown**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged herself to be the **Trustee of The Charles Walter Wasson Special Needs Trust** the within named bargainor, and further acknowledged that she executed the foregoing instrument in behalf of **The Charles Walter Wasson Special Needs Trust** for the purposes therein contained.

Witness my hand and official seal on this the 31st day of July, 2015.

NOTARY PUBLIC

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5/23/18

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $161,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31st DAY OF JULY, 2015:

Notary Public

My Commission Expires: 5/23/18

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON