| RECORDING INFORMATION |
|---|
| BILL GARRETT, Davidson County<br>Trans:T20150098320 DEEDWARR<br>Recvd: 11/19/15 09:15 2 pgs<br>Fees:13.00 Taxes:691.90<br>20151119-0117275 |

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

File No: 00012225

**MAP-PARCEL NO:142-15-OB-062.00 CO**

| Send Tax Statements To: | Name/Address New Owner: | Name of Mortgagee: |
|---|---|---|
| Gold Star Mortgage<br>Financial Group<br>100 Phoenix Drive Ste 200<br>Ann Arbor, MI 48108 | LESLIE FLY<br>8300 Sawyer Brown Rd.<br>K-307<br>Nashville, TN 37221 | Gold Star Mortgage<br>Financial Group |

# 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, I, **SCOTT D. BASS, MARRIED**, have bargained and sold and by these presents do transfer and convey unto **LESLIE FLY, SINGLE WOMAN,** her heirs and assigns forever, the following described property, to wit:

**A certain condominium in Davidson County, Tennessee, being Unit No. K-307 together with the carport designated as K-307-C in River Plantation, 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 Scott D. Bass by deed from Kay Graves and Elaine Graves Marshall of record in Instrument No. 20150803-0076118, Register's Office for Davidson County, Tennessee, dated July 30, 2015, and recorded on August 3, 2015.**

**Being the same property conveyed to Myrle W. Graves by deed from Jeffrey Jessup and Michael Wright, of record in Instrument No. 2005111-0003905, 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.**

**THE SUBJECT PROPERTY WAS NEVER THE RESIDENCE OF THE GRANTOR OR THE GRANTORS SPOUSE.**

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

**AND I DO COVENANT** with the said Grantee, her heirs and assigns, that I am lawfully seized and possessed of said property, that I 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. Davidson County property taxes for subsequent years 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. 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.

4. By-Laws of River Plantation, Section 3, of record in Book 4784, page 482, Register's Office for Davidson County, Tennessee.

**AND I DO FURTHER COVENANT** and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

**IN TESTIMONY WHEREOF**, I have hereunto set my signature, this the 17th day of November, 2015.

**SCOTT D. BASS**

**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 **SCOTT D. BASS**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS** my hand and seal, at office, on this 17th day of November, 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 **$187,000.00**.

Affiant

**SWORN TO** and subscribed before me on this 17th day of November, 2015.

My Commission Expires:
12-06-16

Notary Public

DONNA L. SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY