This Instrument Prepared By:
Lee and Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

L&L# 6213-80

ADDRESS NEW OWNER:
Carl Samuel Fulghum
2005 Madeline Court
Mt. Juliet, TN 37122

SEND TAX BILL TO:
Owner

MORTGAGEE:

Davidson County DEEDWARR
Recvd: 01/13/16 11:41 3 pgs
Fees:18.00 Taxes:295.52
20160113-0003576

MAP **064**
GROUP **16-0-C**
PARCEL **073.00CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **The Don Bass Family Partnership, L.P.** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Carl Samuel Fulghum and wife, Geraldine S. Fulghum,** hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows, to-wit:

Lot No. 80, on the Plan of Wembley Downs, Section Three, of record in Plat Book 8250, Page 108, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete description.

Being the same property conveyed to The Don Bass Family Partnership, L.P. by deed from James A. Crislip, Jr., Substitute Trustee dated November 4, 2015, of record in Instrument No. 20151120-0117943, Register's Office for Davidson County, Tennessee.

This is improved property known as 806 Bexhill Court North, Hermitage, Tennessee 37076. Possession is to be given on January 8, 2016.

The 2016 taxes shall be assumed by the GRANTEES.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenants with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind himself, his heirs and representatives, 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.

WITNESS our hands this the 8th day of January, 2016.

The Don Bass Family Partnership, L.P.

Harry D. Bass, General Partner

STATE OF TENNESSEE)
COUNTY OF Wilson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Harry D. Bass, General Partner of The Don Bass Family Partnership, L.P.**, the bargainors, 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 official seal at office this 8th day of January, 2016.

MARY ALICE AKINS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My Commission Expires:
8/1/2017

* * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $79,870.00.

AFFIANT

Subscribed and sworn to before me on this 8th day of January, 2016.

THERESA J. WIGGINGTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My Commission Expires: 2-6-2017

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

MY COMMISSION EXPIRES: 3.17.16