CSEM Box 414

WARRANTY DEED

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 29th day of January, 2016.

Notary Public

(Affix Seal)
My Commission Expires:

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 2, 2018

2015-395

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
725 Cool Springs Boulevard, Suite 201
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
DY Properties II, LLC, a Tennessee limited liability company P. O. Box 1283 Antioch, TN 37013	SAME	071.14-0-090.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **William B Bass and Sara C. Bass and Leslie M. Bowden and Earline Bowden**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **DY Properties II, LLC, a Tennessee limited liability company**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, situated at 132 Fern Avenue, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Being Lot Number 22 on the Plan of WEAKLEY AND DODD'S SUBDIVISION OF LOT NUMBER 17 IN BROOKLYN, as shown by plat of record in Plat Book 57, Page 126, in the Register's Office for Davidson Coutny, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot Number 22 fronts 50 feet on the southerly side of Highview Avenue and runs back 148-1/3 feet on the easterly line and 150 feet on the westerly line with the easterly margin of Weakley Avenue to an alley, measuring 50 feet, more or less, there on.

Being the same property conveyed to William B. Bass and Sara C. Bass, husband and wife and L.M. Bowden, married as tenants in common from Carolyn Batson, Owen Brummett, Brenda Miles and Sharlyne Robertson and Vernon Brummett, Devisees of Johnnie Brummett by Warranty Deed dated September 1, 2011 and recorded September 8, 2011 in Instrument Number 201109080049548, Register's Office for Davidson, Tennessee.

( ) unimproved
This is ( ) improved property know as 132 Fern Avenue, Nashville, TN 37207.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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.

BILL GARRETT, Davidson County
Trans:T20160008455 DEEDWARR
Recvd: 02/01/16 12:49 2 pgs
Fees:13.00 Taxes:351.50

20160201-0009523

Witness my/our hand(s) this 29th day of January, 2016

William B Bass

Sara C. Bass

Leslie M. Bowden

Earline Bowden

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named William B Bass and Sara C. Bass and Leslie M. Bowden and Earline Bowden, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson County, Tennessee, this 29th day of January, 2016.

Notary Public
My Commission Expires: 6-30-2019

APRIL G. NICHOLS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY