WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $51,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of June, 2016.

Notary Public

MY COMMISSION EXPIRES: 9/20/17
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20160047273 DEEDWARR
Recvd: 06/06/16 09:43 2 pgs
Fees:13.00 Taxes:188.70
20160606-0056560

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan T. Saad	NEW OWNER	
(NAME)	(NAME)	(MAP)
2011 Richard Jones Rd., Unit H-5		105-07-0-430-00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **BAS, LLC**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Jonathan T. Saad**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 6 on the Plat of John Lumsden, Plan No. 1, revised, of record in Plat Book 57, Page 116, in the Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 33 feet, more or less, on the southwesterly margin of 2nd Avenue, South, formerly Market Street, and extends back between parallel lines, 188 1/2 feet to an alley in the rear.

Being a part of the same property conveyed (as to a 1/2 undivided interest) to BAS, LLC, a Tennessee limited liability company by a Special Warranty Deed from Cheryl R. Dyer, as Executrix of the Estate of Joe Reynolds and Co-Trustee under the Will of Joe Reynolds and Elizabeth Reynolds, as Co-Trustee under the Will of Joe Reynolds and beneficiary of Trusts under the Will of Joe Reynolds, of record in Book 10413, Page 937, Register's Office for Davidson County, Tennessee, dated 04/10/1997 and recorded on 04/11/1997.

Being a part of the same property conveyed (as to a 1/2 undivided interest) to BAS, LLC, a Tennessee limited liability company by quitclaim deed from John W. Reynolds, Jr. and Eileen Reynolds Holloran, Co-Executors of the Estate of John W. Reynolds of record in Instrument No. 20061214-0154504 Register's Office for Davidson County, Tennessee, dated 11/21/2006 and recorded on 12/14/2006.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is (X) unimproved ( ) improved property, known as: 1305 2nd Avenue South, Nashville, Tennessee 37210

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 we do covenant with the said GRANTEES 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 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 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 hand this 3rd day of June, 2016.

BAS, LLC

By: _____
Lynch Reynolds,
President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Lynch Reynolds, with whom I am personally acquainted and who upon his oath acknowledged himself to be the President of BAS, LLC, the within named bargainer, a limited liability company, and that he as such President being authorized so to do, executed the foregoing instrument for the proposes therein contained by signing the name of the limited liability company by the said Lynch Reynolds as such President.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 3rd day of June, 2016.

_____
Notary Public

My Commission Expires: 9/20/17

JENNIFER D. STACEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY