Davidson County DEEDWARR
Recvd: 06/08/16 08:44 4 pgs
Fees:23.00 Taxes:569.80
20160608-0057613

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

28327-1
Box #14

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
1906 Seminole GP 1906 Seminole Avenue Nashville, Tennessee 37211-2059	New Owner	10516027800

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **WILLIAM B. BASS AND SARA C. BASS, TRUSTEES OF THE WILLIAM B. BASS AND SARA C. BASS REVOCABLE TRUST UAD JANUARY 4, 2008** (hereinafter referred to as the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto **1906 SEMINOLE GP, a Tennessee general partnership**, (hereinafter referred to as the "**Grantee**"), its successors, and assigns, certain land in Davidson County, State of Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 4, on the Plan of Corinne Place ReSubdivision of Lots 137 and 158, of record in Book 3700, Page 43, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> BEING all of the same property conveyed to William B. Bass and Sara C. Bass, by Special Warranty Deed, dated October 22, 2007 from LaSalle Bank, NA as Trustee, of record in Instrument No. 20071031-0128243 and further conveyed to William B. Bass and Sara C. Bass, Trustees of the William B. Bass and Sara C. Bass Revocable Trust, dated January 4, 2008 by Quitclaim Deed dated January 15, 2008 from William B. Bass and wife, Sara C. Bass, of record in Instrument no. 20080206-0012454, said Register's office.
>
> This is improved real property known as 1910 Seminole Avenue, Nashville, Tennessee 37211.

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, its successors, and assigns, forever; and Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantors do further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 6th day of June, 2016.

William B. Bass, Trustee of the William B. Bass and Sara C. Bass Revocable Trust UAD January 4, 2008

Sara C. Bass, Trustee of the William B. Bass and Sara C. Bass Revocable Trust UAD January 4, 2008

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

BEFORE me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared William B. Bass and Sara C. Bass, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Trustees of The William B. Bass and Sara C. Bass Revocable Trust UAD January 4, 2008, and who further acknowledged that they, as Trustees, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Trustees for the said Trust.

WITNESS my hand, at office this 6th day of June, 2016.

HOUSTON W. HOWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2017

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $154,000.00.

Affiant

Subscribed and sworn to before me this 6th day of June, 2016.

JEFFREY S. BENZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: July 8, 2019

EXHIBIT A
Permitted Encumbrances

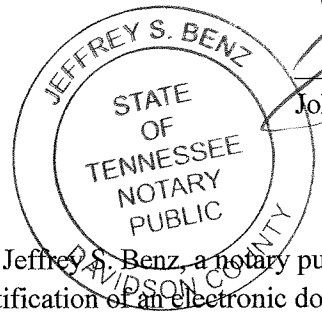
1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2016 and subsequent years, not yet due and payable. Map and Parcel 105-16-0-278-00 (Lot 4).

3. All Matters shown on the Plans of record in Plat Book 3700, Page 43, and in Plat Book 332, Page 1, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Mains and Appurtenances, of record in Instrument No. 20040205-0014334, said Register's Office.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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 T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019