Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $325,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of June, 2016.

Notary Public
My commission expires:

STEPHANIE MOORE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 06/29/16 15:05 3 pgs
Fees:18.00 Taxes:1202.50
20160629-0066561

02-1606-49924

Address of New Owner:	Send Tax Bills to:	Tax Information:
Claudia Landis Pearman 5429 Fredericksburg Way West Brentwood TN 37027	New Owner	171-03-0-A-195.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sara Bass, Executor of the Estate of Allan D. Bass Jr., deceased**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Claudia Landis Pearman**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 6, on the Plan of Section Seven, Fredericksburg, of record in Book 7900, Page 509, as amended in Book 9700, Page 405, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Allan D. Bass Jr., and wife, Kimberly I. Bass by deed from Helen L. Kruse, unmarried and Peggy D. Byram, unmarried, dated October 7, 1999, recorded October 12, 1999, of record in Book 11699, Page 532, Register's Office for Davidson County, Tennessee. The said grantees having since divorced by Final Decree for Divorce filed as Docket No. 14D-524, Circuit Court for Davidson County, Tennessee.

Further being the same property conveyed to Allan D. Bass., Jr. by Quitclaim Deed from Kimberly I. Bass, dated August 7, 2014, recorded September 16, 2014, of record in Instrument No. 20140916-0084921, Register's Office for Davidson County, Tennessee. The said Allan D. Bass, Jr. having since died on September 4, 2014, leaving a Last Will and Testament, filed for probate in Docket No. 14P1577, Probate Court for Davidson County, Tennessee. In accordance with the terms of the Will, Allan D. Bass, Jr. directed the Executor administer and distribute the real property as part of his probate estate. Letters Testamentary were issued to Sara Bass.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5429 Fredericksburg Way West, Brentwood, TN 37027.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 20 day of June, 2016.

Sara Bass, Executrix

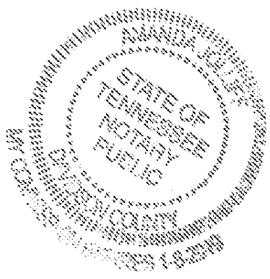
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Sara Bass, Executrix of the Estate of Allan D. Bass, Jr., deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand in Brentwood, TN, this 20 day of June, 2016.

Notary Public
State of Tennessee at Large

My Commission expires: 1-8-2019



True Copy Certification

I, AMANDA JOLLIFF, 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.

Signature

State of TENNESSEE

County of WILLIAMSON

Personally appeared before me, STEPHANIE McPEAKE, a notary public for this county and state, AMANDA JOLLIFF, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: JANUARY 11, 2017

{Notary' Seal}

