BILL GARRETT, Davidson County
Trans:T20160058866 DEEDWARR
Recvd: 07/11/16 12:30 2 pgs
Fees:13.00 Taxes:869.50
20160711-0070673

THIS DOCUMENT PREPARED BY:
Stephanie Glenn
Heritage Title & Escrow Company, Inc.
123 Fifth Ave. North
Franklin, TN 37064
615-790-8116
File No. 16-0276

Map-Parcel No. 142-09-0D-021.00 CO

Property Address:
976 General George Patton Road, Nashville, TN 37221 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

Send Tax Statements To:
TEW Residential Trust
P.O. Box 158187
Nashville, TN 37215

Grantee's Name, Address:
TEW RESIDENTIAL TRUST U/A DATED MAY 26, 2016
P.O. Box 158187
Nashville, TN 37215

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **SCOTT BASS, married**, hereinafter referred to as "Grantor," has this day bargained and sold, and by these presents does hereby transfer and convey unto **TODD D. GLISSON, TRUSTEE, of the TEW RESIDENTIAL TRUST U/A DATED MAY 26, 2016**, hereinafter "Grantee," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit Number 976, together with the Carport designated No. 976-C, on the Plan of Section Six, Phase One, River Plantation Condominium Apartments of record in Plat Book 5200, page 359 and 360, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation (Section Six), a horizontal property regime established by Master Deed of record in Book 5794, page 526, amended in Instrument No. 20050504-0050172 and Instrument No. 20080423-0041224, Register's Office for Davidson County, State of Tennessee.

BEING the same property conveyed to SCOTT BASS by Trustee's Deed from WILSON & ASSOCIATES, PLLC, Successor Trustee, dated 01/26/2016, and recorded on 02/08/2016, of record in Instrument No. 20160208-0011722, Register's Office for Davidson County, Tennessee.

The property conveyed herein have never been the principal residence of the Grantor's spouse.

This is improved property known as, 976 General George Patton Road, Nashville, TN 37221.

TO HAVE AND TO HOLD same unto Grantee, and unto its successors and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, its successors, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2016 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 7900, page 359 and 360, Register's Office for Davidson County, Tennessee.

3. Charter for River Plantation Section Six Condominiums Homeowner's Association, Inc., of record in Instrument No. 20050415-0042393, and Instrument No. 20050504-0050172, Registers office for Davidson County, Tennessee.

4. Master Deed as contained in Book 5794, page 526, as amended in Instrument No. 20080423-0041324, Register's Office for Davidson County, Tennessee.

5. By-Laws of River Plantation Homeowner's Association, Inc., of record in Book 5794, page 539, as amended in Instrument No. 20060512-0056329, and Instrument No. 20100415-0028541, Register's Office for Davidson , County, Tennessee.

6. Easement granted to Comcast of Nashville I, LLC, as contained in Instrument No. 20121114-0104723 Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this 29 day of June, 2016.

SCOTT BASS

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 **SCOTT BASS**, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that he, executed the within instrument for the purposes therein contained as his free act and deed.

WITNESS my hand and official seal this 29 day of June, 2016.

Notary Public

My Commission expires: 2-18-19

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF

I CERTIFY and does hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $235,000.00 .

Affiant

SWORN TO and subscribed before me on this 29 day of June, 2016.

Notary Public

My Commission expires: 2-18-19

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY