This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P16-0532-D

BILL GARRETT, Davidson County
Trans:T20160067575 DEEDWARR
Recvd: 08/05/16 08:11 2 pgs
Fees:13.00 Taxes:1073.00
20160805-0081146

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File #01288-32690

WARRANTY DEED

Address of New Owners:
Ms. Nichole Sims
7721 Dan Kestner Dr
Nashville, TN 37221

Send Tax Bills To:
Freedom Mortgage
P.O. Box 8001
Fishers, IN 46038-8001

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We,
Samuel Brooks Bass and wife, Lori Shae Bass

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto
Nichole Sims, an unmarried woman

hereinafter called the Grantees, their heirs 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. 12 on the First Revision to Meade Vue Subdivision, a Planned Unit Development, as of record in Plat Book 9700, Page 58, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Lori Shae Bass, married by deed from Samuel E. Gordon, unmarried, dated October 18, 2013 and of record in Instrument No. 20131022-0110229, in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to Samuel Brooks Bass and wife, Lori Shae Bass by Quitclaim Deed from Lori Shae Bass, married, dated October 18, 2013 and of record in Instrument No. 20140218-0013963, in the Register's Office of Davidson County, Tennessee.

This property is subject to the right-of-way of Dan Kestner Drive.

Subject to all matters shown on a plat of record in Book 9700, Page 58, and Book 9700, Page 44, in the Register's Office of Davidson County, Tennessee.

Subject to restrictions and reservations of record in Volume 7461, Page 462, in the Register's Office of Davidson County, Tennessee.

This is ( ) Unimproved (X) Improved property known as 7721 Dan Kestner Drive, Nashville, TN 37221

THIS CONVEYANCE IS SUBJECT TO: 2016 Davidson County Taxes which have been prorated and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 our hands this the 1st day of August, 2016.

Samuel Brooks Bass

Lori Shae Bass

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Samuel Brooks Bass and wife, Lori Shae Bass, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 1st day of August, 2016.

AL FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 2/19/18

STATE OF TENNESSEE
COUNTY OF DICKSON

The actual consideration or value, whichever is greater, for this transfer is $290,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of August, 2016.

Notary Public

My Commission Expires:

Map:
Parcel: 128100242.00

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires April 13, 2019