WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160068313 DEEDWARR
Recvd: 08/08/16 11:52 2 pgs
Fees:13.00 Taxes:573.50
20160808-0082141

W-VRES-16-7470-107-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Scott D. Bass	new owner	
(NAME)	(NAME)	**114-11-0A-007.00-CO**
7470 Charlotte Pike	904 Loggers Run	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209-5020	Franklin, TN 37069	
(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, **SARAH ELIZABETH HAZELWOOD, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SCOTT D. BASS,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being 107, together with the appurtenant interest in the common elements of West Hills Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20001212-0122257, amended in Instrument No. 20020125-0010758, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Amendment to Master Deed.

Being the same property conveyed to Sarah Elizabeth Hazelwood, married by Warranty deed from Janet M. Hillman, unmarried of record in Instrument No. 20080530-0055300 Register's Office for Davidson County, Tennessee, dated May 23, 2008 and recorded on May 30, 2008.

Grantor's spouse joins in the execution of this Deed to convey any and all interest, marital or otherwise, that he may have in said property.

This conveyance is subject to:
- Taxes for the year 2016.
- Site Plat for West Hills Condominiums in Instrument No. 20020821-0101251.
- Master Deed establishing a Horizontal Property Regime of West Hills Condominiums with By-Laws appended thereto, of record in Instrument Number 20001212-0122257, supplemented in Instrument No. 20020125-0010757, amended in Instrument 20020125-0010758, 20021021-0128687, and 20040115-0006459.
- Charter of West Hills Condominiums Homeowners Association, Inc. in Instrument No. 20001212-0122256.
- West Hills Condominiums Homeowners Association, Inc. of record in Instrument Number 20151007-0102294.
- Easement in Instrument No. 20030225-0024736.
- Storm Water Detention Agreement in Instrument No. 20001208-0121328 and Instrument No. 20030506-0060048.
- Mineral Rights Easement in Book 358, page 46.
- Right of Way Easement in Book 751, page 374 and Book 1634, page 593.
- Tennessee Electric Powerline Easement in Book 787, pages 13 & 14.
- Easement for Family Cemetery in Book 2484, page 315.
- Agreement for Dedication of Easements for Sanitary Sewers in Book 5222, pages 720 and 723.
- Access Easement Agreement in Book 10008, page 79.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7470 Charlotte Pike , Apt 107, Nashville, Tennessee 37209-5020**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 4th DAY OF AUGUST, 2016.

Sarah Elizabeth Hazelwood by John Gleaves, attorney-in-fact

Justin Hazelwood by John Gleaves, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SARAH ELIZABETH HAZELWOOD and JUSTIN HAZELWOOD, and who acknowledged he/she/they executed the same as the free act and deed of the said SARAH ELIZABETH HAZELWOOD AND JUSTIN HAZELWOOD.

Witness my hand and official seal, this the 4th of August, 2016.

Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019