WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

James T Bryant
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of August, 2016.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James T. Bryant	Caliber Home Loans Inc	174110b02800co
(NAME)	(NAME)	
6205 Suzy Dr.	3701 Regent Blvd. # 180	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Irving Tx 75063	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Ryan James Bass, by and through his Attorney-in-Fact, Kelly R. Bass and Kelly R. Bass, individually, spouse of Ryan James Bass, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James T. Bryant and Theresa Parfaite-Bryant, Husband and Wife, 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:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 28 on the Plan of Final Plat, The Grove at Cane Ridge, Phase Two, as shown by plat of record in Instrument No. 20130422-0039873 and amended in Instrument No. 20130529-0053815 and Instrument No. 20130913-0096630, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Ryan James Bass and Kelly R. Bass, Husband and Wife, from Charles Herbert Whitfield and Leslie Sierra Shelton n/k/a Leslie Whitfield, Husband and Wife by Warranty Deed dated June 15, 2015 of record in Instrument No. 20150618-0058111, Register's Office for Davidson County, Tennessee.

**Power of Attorney executed by Ryan James Bass to Kelly R. Bass is being recorded simultaneously herewith in Instrument No. 20160830-0090561, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE FINAL PLAT, THE GROVE AT CANE RIDGE, PHASE TWO, OF RECORD IN INSTRUMENT NO. 20130913-0096630 AND AMENDED IN INSTRUMENT NO. 20130529-0053815 AND INSTRUMENT NO. 20130913-0096630, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

BILL GARRETT, Davidson County
Trans:T20160075547 DEEDWARR
Recvd: 08/30/16 10:12 2 pgs
Fees:13.00 Taxes:906.50
20160830-0090562

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

unimproved ☐

This is improved ☑ property, known as 6205 Suzy Dr., Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 25th day of August, 2016.

Ryan James Bass by Kelly R. Bass, Attorney in Fact

Kelly R. Bass

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Kelly R. Bass, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Ryan James Bass, acting as that person's agent and attorney in fact, and the said Kelly R. Bass acknowledged that she executed the foregoing instrument as agent and attorney in fact for Ryan James Bass for the purposes therein contained.

WITNESS my hand and seal, this 25th day of August, 2016.

My Commission Expires:
1-9-18

Notary Public

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Return To:
STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared Kelly R. Bass, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, this 25th day of August, 2016.

My Commission Expires:
1-9-18

Notary Public

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115