WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160078385 DEEDWARR
Recvd: 09/07/16 13:39 2 pgs
Fees:13.00 Taxes:444.00
20160907-0094117

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of September, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MISTY M. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 03-2-2019

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brian S. Bass	Regions Bank d/b/a Regions Mortgage	142-07-0-E-107.00 CO
(NAME)	(NAME)	
7506 Old Harding Pike	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Birmingham, AL 35244	
(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, I, **Scott Bass,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian S. Bass,** 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 in the City of Nashville, Davidson County, State of Tennessee, described as follows, to-wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 107 of the Belle Glen Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Belle Glen Condominiums of record in Book 11127, Page 361, as amended in Book 11156, Page 478; Book 11186, Page 935 and Book 11210, Page 184, Register's Office of Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Belle Glen Condominiums of record in Book 8250, Page 929, and as shown on Exhibit "E" to the Second Amendment to the Master Deed of record in Book 11186, page 935, and as shown on Exhibit "E" to the Second Amendment to the Master Deed of record in Book 11210, page 184, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Margaret M. Zahn, unmarried, by Warranty Deed from Kristin K. Kruft f/k/a Kristin L. Kruft, married, dated August 24, 2007, of record in Instrument No. 20070827-0102182, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Margaret Mary Logan, unmarried, by Quitclaim Deed from Margaret Mary Logan f/k/a Margaret M. Zahn, unmarried, dated September 19, 2013, of record in Instrument No. 20131002-0103147, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Scott Bass by Substitute Trustee's Deed from Shapiro & Ingle, LLP, a Tennessee limited liability partnership, Substitute Trustee, dated December 21, 2015, of record in Instrument No. 20151229-0130745, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 7245 Highway 70 S, Unit 107, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2016, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plan of record in Book 8250, page 929; Exhibit "E" of Book 11186, page 935 and Exhibit "E" of Book 11210, page 184; Restrictions of record in Instrument No. 20151219-0130745; Master Deed establishing a Horizontal Property Regime of Belle Glen Condominiums, of record in Book 11127, page 361, amended in Book 11156, page 478; Book 11186, page 935 and Book 11210, page 184; Articles of Incorporation/ Charter of record in Book 11163, page 12; Storm water detention agreement of record in Book 10922, page 936; Common open space of record in Instrument No. 20041230-0155029; all of record in the Register's Office for Davidson County, Tennessee.

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 my hand this 2nd day of September, 2016.

Scott Bass

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Scott Bass, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 2nd day of September, 2016.

Notary Public
My Commission Expires: _____

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-23-2019

File No.: 23660