THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 Fifth Ave. North
Franklin, TN 37064
615-790-8116
File No. 16-0403

Map-Parcel No. 142-14-0B-004.00 CO

BILL GARRETT, Davidson County
Trans:T20160085988 DEEDWARR
Recvd: 09/30/16 08:55 2 pgs
Fees:13.00 Taxes:1128.50
20160930-0103091

Property Address:
7506 Old Harding Pike, Nashville, TN 37221

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# WARRANTY DEED

**Send Tax Statements To:**
new owner

**Grantees' Name, Address:**
MATTHEW TERWALL and AUDREY FELL
7506 Old Harding Pike
Nashville, TN 37221

**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, **MEGAN B. BASS, unmarried woman, BRIAN S. BASS, unmarried man, and SCOTT BASS, married man**, hereinafter referred to as "Grantors," have this day bargained and sold, and by these presents do hereby transfer and convey unto **MATTHEW TERWALL, unmarried, and AUDREY FELL, unmarried, as Tenants in Common with Rights of Survivorship**, hereinafter "Grantees," 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 Lot No. 4 on the Plan of River Plantation, Section VIII, Phase One, as of record in Plat Book 6900, pages 475-476, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description,**

**BEING the same property conveyed to SCOTT BASS, MARRIED MAN, MEAGAN B. BASS, UNMARRIED WOMAN and BRIAN S. BASS, UNMARRIED MAN from CHARLOTTE WHITE GOLDSTON, TRUSTEE OF THE CHARLOTTE WHITE GOLDSTON TRUST DATED MAY 17, 2010, by deed dated February 24, 2015, and recorded on February 26, 2015, in Instrument No. 20150226-0016435, Register's Office for Davidson County, Tennessee.**

**THE PROPERTY CONVEYED HEREIN WAS NEVER THE PLACE OF RESIDENCE OF THE GRANTOR, SCOTT BASS, OR HIS SPOUSE.**

**This is improved property known as, 7506 Old Harding Pike, Nashville, TN 37221.**

**TO HAVE AND TO HOLD** same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

**AND WE DO COVENANT** with said Grantee, their heirs, and assigns, that we are lawfully seized and possessed of said property, that we 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 but are not yet due and payable.
2. All matters on the Plan of record in Plat Book 6900, page 475 and 476, Register's Office for Davidson County, Tennessee.
3. Charter for River Plantation Homeowners Association, Inc. of record in Instrument No. 20070405-0041036, Registers office for Davidson County, Tennessee.
4. Declaration of Covenants, Conditions and Restrictions of record in Book 7389, page 924, and Book 7389, page 941, Register's Office for Davidson County, Tennessee.
5. Easement of record in Book 3028, page 605, Register's Office for Davidson County, Tennessee.
6. Declaration of Taking of record in Book 2277, page 619, Register's Office for Davidson County, Tennessee.

7. Storm Water Detention Agreement of record in Book 7344, page 438, Register's Office for Davidson County, Tennessee.

8. Right-of-way easement of record in Book 9304, page 604, Register's Office for Davidson County, Tennessee.

**AND WE DO FURTHER COVENANT** and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

**IN TESTIMONY WHEREOF**, we have hereunto set our signatures, this 23rd day of September, 2016.

**MEGAN B. BASS**

**BRIAN S. BASS**

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

WITNESS my hand and official seal this 23rd day of September, 2016.

DONNA L. SAVAGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission expires: 12-06-16

**STATE OF TENNESSEE**
**COUNTY OF** DAVIDSON

**I CERTIFY** and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of **$305,000.00.**

Affiant

**SWORN TO** and subscribed before me on this 23rd day of September, 2016.

Notary Public

My Commission expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY