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WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160086922 DEEDWARR
Recvd: 10/04/16 08:03 2 pgs
Fees:13.00 Taxes:925.00
20161004-0104248

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 11/5/18

(AFFIX SEAL)

THERESA L. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Green Eggs and Ham LLC	Green Eggs and Ham LLC	09102003000
(NAME)	(NAME)	
615 Natchez Bend Road	615 Natchez Bend Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Priscilla Rae Pippin N/K/A Priscilla Rae Bass and Thomas L. Bass III,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Green Eggs and Ham LLC,** 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:

BEING Lot No. 2 of Block 21 on the Map of Cherokee Park Subdivision as of record in Book 161, page 75, Register's Office for Davidson County, Tennessee. Said lot fronts 50 feet on the southerly side of New York Avenue and extends back, southwardly between parallel lines, and with the westerly margin of 62nd Avenue, North, 150 feet to an alley.

BEING the same property conveyed to Priscilla Rae Callis and Dustin Lee Callis, an undivided one-half interest as tenants in common, by Quitclaim Deed from Clifford A. Lane and Penelope R. Lane, dated September 5, 1996, and filed in Book 10184, Page 133 and corrected in Instrument No. 20011025-0116691, said Register's Office. The said Dustin Lee Callis having conveyed his interest to Priscilla Rae Pippin (f/k/a Priscilla Rae Callis) by Quitclaim Deed dated June 1, 2010, and filed in Instrument No. 20100601-0041816, said Register's Office. The said Penelope R. Lane, (as surviving tenant by the entirety) having conveyed her interest to Priscilla Rae Pippin (f/k/a Priscilla Rae Callis) by Quitclaim Deed dated June 1, 2010 , and filed in Instrument No. 20100601-0041817, said Register's Office. Priscilla Rae Pippin is now known as Priscilla Rae Bass.

Thomas L. Bass, III joins in this conveyance to relinquish any and all right, marital, homestead, or otherwise, which he may have in the herein described property by virtue of his marriage to Priscilla Rae Bass.

unimproved ☐

This is improved ☑ property, known as 6201 New York Avenue, Nashville, TN 37209
(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 my/our hands this **29th day of September, 2016.**

Priscilla Rae Pippin N/K/A Priscilla Rae Bass Thomas L. Bass III

State of Tennessee
County of Davidson

Personally appeared before me Priscilla Rae Pippin N/K/A Priscilla Rae Bass and Thomas L. Bass III, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of September, 2016.

Notary Public Theresa L. Smith
My Commission Expires: 11/5/2018

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

File No.: 16-6201NewYork