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WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160087031 DEEDWARR
Recvd: 10/04/16 09:44 2 pgs
Fees:13.00 Taxes:925.00
20161004-0104320

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

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

Notary Public

MY COMMISSION EXPIRES: 11/5/18

(AFFIX SEAL)

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	09102001000
(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, **Thomas L. Bass III and Priscilla R. Pippin (NKA) Priscilla R. Bass, as joint tenants with right of survivorship,** 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:

One part of the two parts of Block "C" on the plan of the Cherokee Park Subdivision as of record in Book 161, Page 75, Register's Office Davidson County, TN, and more particularly described as follows:

Beginning at the northwest corner of the New York Avenue and the 62nd Avenue North; thence with the northerly margin of New York Avenue westerly 50 feet; thence northerly parallel with 62nd Avenue North, 160 feet to an alley; thence with said alley easterly 50 feet to the westerly margin of 62nd Avenue North; thence with westerly margin of said avenue southerly 160 feet to the beginning.

Being the same property conveyed to Thomas L. Bass III and Priscilla R. Pippin, as joint tenants with right of survivorship by deed dated May 20, 2010 from George Stallings of record in Instrument No. 20100524-0039678, Register's Office for Davidson County, Tennessee. Priscilla R. Pippin is now know as Priscilla R. Bass.

unimproved ☐

This is improved ☑ property, known as 6200 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.

Thomas L. Bass III

Priscilla R. Pippin (NKA) Priscilla R. Bass

State of Tennessee
County of Davidson

Personally appeared before me Thomas L. Bass III and Priscilla R. Pippin (NKA) Priscilla R. Bass, 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



File No.: 16-6200GEH