GSRM
Box 44

(3)

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 16099429

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,500,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of November, 2016.

J anderson

Notary Public
My Commission Expires: _____

BILL GARRETT, Davidson County
Trans:T20160098039 DEEDWARR
Recvd: 11/04/16 15:04 2 pgs
Fees:13.00 Taxes:5550.00
20161104-0117237

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John K. Herrington and Chandler C. Harrington 2504 Tyne Boulevard Nashville TN 37215	First Bank 3310 Aspen Grove Dr., #100 Franklin, TN 37067	Tax Parcel ID No. 144-03-0-025.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David Bassin and Lynn T. Bassin, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **John K. Herrington and Chandler C. Harrington*** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows: *husband and wife

Land in Davidson County, Tennessee, being Lot(s) 4 , Block "B", as shown on the map entitled Tyne Meade, Section III, of record in Plat Book 1424, pages 12, 13 & 14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DAVID BASSIN and wife, LYNN T. BASSIN, by deed from EDWARD W. BRASWELL and wife, ALLISON K. BRASWELL, of record in Instrument No. 20110708-0052249, dated July 7, 2011, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 144-03-0-025.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 1424, pages 12, 13 & 14, said Register's Office.

This is improved property located at 2504 Tyne Boulevard Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except

for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of November, 2016.

David Bassin by _____, Attorney in Fact
David Bassin by Will Chapman, his Attorney-in-Fact

Lynn T. Bassin by _____, Attorney in Fact
Lynn T. Bassin by Will Chapman, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Will Chapman, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for David Bassin and Lynn T. Bassin, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 4th day of November, 2016.

J Anderson
Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018