THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20160099618 DEEDWARR
Recvd: 11/10/16 10:59 2 pgs
Fees:13.00 Taxes:1513.30

20161110-0119039

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 409,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/6/18

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christina R. Donelson	Christina R. Donelson	MAP
931 Russell Street Apt. A	4302 Parkview Circle	PARCEL 082-16-0D-003.00-CO
Nashville, TN 37206	Nashville TN 37204	
(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, WE, **Anthony Taylor Bass, an unmarried man**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christina R. Donelson** and Cindy B. Ronveaux, tenants in common

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 interest in land in Davidson County, Tennessee being Unit A of Lookout Flats Condominiums as established by a Master Deed and By-Laws of record beginning at Book 11574, page 878, Register's Office for Davidson County, Tennessee. Reference is hereby made to the Plat for Lookout Flats Condominiums attached to the Master Deed as an Exhibit to the Master Deed. This conveyance is made together with the interest in the common elements as set out in the Amendments in Master Deed of record in Instrument No. 20070221-0021358, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Anthony Taylor Bass, an unmarried man by Warranty deed from Brendan Donelson, married and Cindy Ronveaux, unmarried, as tenants in common of record in Instrument No. 20070227-0024132 Register's Office for Davidson County, Tennessee, dated February 23, 2007 and recorded on February 27, 2007.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **931 Russell Street Apt. A, Nashville, TN 37206.**

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 the 7 day of November, 2016.

Anthony Taylor Bass

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Anthony Taylor Bass** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 7th day of November, 2016.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE