THIS DOCUMENT PREPARED BY:
Stephanie Glenn
Heritage Title & Escrow Company, Inc.
123 Fifth Ave. North
Franklin, TN 37064
615-790-8116
File No. 16-0465

Map-Parcel No. 142-07-0E-208.00

BILL GARRETT, Davidson County
Trans:T20160112621 DEEDWARR
Recvd: 12/21/16 14:23 2 pgs
Fees:13.00 Taxes:599.40
20161221-0134350

Property Address:
7245 Highway 70 S, #208, Nashville, TN 37221 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

Send Tax Statements To:
US Bank
3151 Highland Point Drive
Owensboro, KY 42303

Grantee's Name, Address:
MEAGAN BASS
7245 Hwy 70 S #208
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, **SCOTT D. BASS, married**, hereinafter referred to as "Grantor," has this day bargained and sold, and by these presents does hereby transfer and convey unto **MEAGAN BASS, a single woman**, hereinafter "Grantee," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

UNIT 208, BELLE GLEN Condominiums, as established under Master Deed of record in Book 11127, page 361 and amended in Book 11156, page 478, Book 11186, page 935 and Book 11210, page 184, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit, together with an undivided interest in the common elements as shown on said master deed.

BEING the same property conveyed to SCOTT D. BASS, married, by Warranty Deed from Brian K. Kolb, a single man, dated June 29, 2016, and recorded on October 13, 2016, of record in Instrument No. 20161013-0108301, Register's Office for Davidson County, Tennessee.

The property being conveyed herein is not nor has ever been the principal residence of the Grantor's spouse.

This is improved property known as, 7245 Highway 70 S, #208, Nashville, TN 37221.

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

AND I DO COVENANT with said Grantee, her heirs, and assigns, that I am lawfully seized and possessed of said property, that I 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. Davidson County property taxes for subsequent years are a lien but are not yet due and payable.

2. All matters on the Plan of record in Plat Book 8250, page 929, Register's Office for Davidson County, Tennessee.

3. Conveyance of the common area to Belle Glen Condominiums Homeowner's Association, Inc., of record in Instrument No. 20041230-0155029, Register's Office for Davidson County, Tennessee.

4. Charter for Homeowners Association of record in Book 11163, page 12, Registers office for Davidson County, Tennessee.

5. Master Deed of record in Book 11127, page 361, as amended in Book 11156, page 478, Book 11186, page 935, and Book 11210, page 184, Register's Office for Davidson County, Tennessee.

6. Easement Agreement as contained in Book 6483, page 907, Register's Office for Davidson County, Tennessee.

7. Agreement for Dedication of Public Utilities as contained in Book 10791, page 725, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this 16th day of December, 2016.

SCOTT D. 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 **SCOTT D. BASS**, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that he, executed the within instrument for the purposes therein contained as his free act and deed.

WITNESS my hand and official seal this 16th day of December, 2016.

Notary Public
My Commission expires: 2-18-17

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and does hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $162,000.00 .

Affiant

SWORN TO and subscribed before me on this 16th day of December, 2016.

Notary Public

My Commission expires: 2-18-17

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY