BILL GARRETT, Davidson County
Trans:T20160113728 DEEDWARR
Recvd: 12/27/16 14:54 2 pgs
Fees:13.00 Taxes:851.00

20161227-0135847

THIS DOCUMENT PREPARED BY:
Stephanie Glenn
Heritage Title & Escrow Company, Inc.
123 Fifth Ave. North
Franklin, TN 37064
615-790-8116
File No. 16-0520

Map-Parcel No. 061-03-0-202.00

Property Address:
1007 Solley Drive, Nashville, TN 37216

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WARRANTY DEED

Send Tax Statements To:
Bob Bass
204 Lewisburg Ave
Franklin,TN 37064

Grantee's Name, Address:
BOB BASS
204 Lewisburg, Ave
Franklin,TN 37064

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **CALVIN K. PHIFER, unmarried**, hereinafter referred to as "Grantors," have this day bargained and sold, and by these presents do hereby transfer and convey unto **BOB BASS**, hereinafter "Grantee," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Being a tract or parcel of land situated in the 11th Civil District of Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the North side of Solley Drive 537 feet from the intersection of Solley Drive and Gallatin Road and extending along Solley Drive, East 588° 30' for a distance of 90 feet; hence North 4° 0' East for a distance of 179.3 feet; thence East 588° 30' for a distance of 25.6 feet; thence North 4° 0' East for a distance of 236.5 feet; thence 86° North 0' West for a distance of 115.6 feet; thence South 4° 0' West for a distance of 416 feet to the point of beginning, containing 1 acre.

BEING the same property conveyed to CALVIN K. PHIFER AND WIFE, EDNA SMITH-PHIFER, by Warranty Deed from EDNA B. SMITH, widow, dated August 24, 1971, and recorded on September 3, 1971 in Book 4534, page 397, Register's Office for Davidson County, Tennessee. Edna Smith-Phifer is now deceased and said property is vested in the name of Calvin K. Phifer, as surviving tenant by the entirety.

This is improved property known as 1007 Solley Drive, Nashville, TN 37216.

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

AND WE DO COVENANT with said Grantee, their heirs, and assigns, that we are lawfully seized and possessed of said property, that we 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.

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

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 9th day of December, 2016.

Calvin K. Phifer
CALVIN K. PHIFER
By: Mary Ann Fowlkes
MARY ANN FOWLKES, Attorney-in-Fact of record in Instrument No: *_____, R.O.D.C., TN.
*20161227-0135846

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 9 day of December, 2016, before me personally appeared **MARY ANN FOWLKES**, known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **CALVIN K. PHIFER**, and who acknowledged that she executed same as the free act and deed **CALVIN K. PHIFER**.

WITNESS my hand and seal this 9 day of December, 2016.

Notary Public

My Commission expires: 2-18-19

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of $230,000.00.

Affiant

SWORN TO and subscribed before me on this 9 day of December, 2016.

Notary Public

My Commission expires: 2-18-19

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY