WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170018031 DEEDWARR
Recvd: 03/02/17 09:56 2 pgs
Fees:13.00 Taxes:347.80

20170302-0020628

R-VRES-17-3151

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~24th~~ 1st DAY OF ~~FEBRUARY,~~ March 2017.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Darnell Clay, Jr. and Michelle Clay	new owner(s)	
(NAME)	(NAME)	**060-01-0-154.00**
3151 Ewingwood Drive	2032 Crencor Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207-2700	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **FIFTY FORWARD, CONSERVATOR FOR DAVID LEE BASS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DARNELL CLAY, JR. AND MICHELLE CLAY, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 122 on the Plan of Section One, Golden Valley Estates of record in Plat Book 4175, Page 142, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 122 fronts 56.0 feet on the Southerly margin of Ewingwood Drive and extends back 126.10 feet on the Easterly line and 158.65 feet on the Westerly line, which is a broken line, to a line in the rear, measuring 47.89 feet thereon.

Being the same property conveyed to David Lee Bass and wife, Jane D. Bass by Warranty deed from The Homeland Company, a partnership composed of Marion Thurman, John Hinson and Melvin Jones of record in Book 4555, page 44, Register's Office for Davidson County, Tennessee, dated November 16, 1971 and recorded on November 22, 1971.

The said Jane D. Bass having since passed away on September 3, 2015.

This conveyance is subject to:
- Taxes for the year 2017 and thereafter a lien not yet due and payable.
- All matters shown on the Plan of record in Plat Book 4175, Page 142, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4447, Page 108, Book 4447, Page 594, Book 8237, Page 75 and Book 4468, Page 209, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4555, Page 44, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3151 Ewingwood Drive, Nashville, Tennessee 37207-2700**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 24th DAY OF FEBRUARY, 2017.

Fifty Forward, Conservator for David Lee Bass

BY: Kristen Maloney Agent for Conservator Fifty Forward
Kristen Maloney
Care Team Care Manager

BY: Sevara Sawyers agent for Conservator Fifty Forward
Sevara Sawyers
Care Team Conservatorship Coordinator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared KRISTEN MALONEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the CARE TEAM CARE MANAGER of FIFTY FORWARD, CONSERVATOR FOR DAVID LEE BASS, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as CARE TEAM CARE MANAGER.

Witness my hand and official seal, this the 24th of February, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared SEVARA SAWYERS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the CARE TEAM CONSERVATORSHIP COORDINATOR of FIFTY FORWARD, CONSERVATOR FOR DAVID LEE BASS, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as CARE TEAM CONSERVATORSHIP COORDINATOR.

Witness my hand and official seal, this the 24th of February, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212