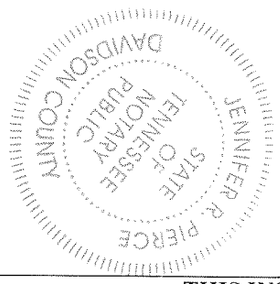
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$92,600.00.**

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 3rd day of April, 2017.

Notary Public
My Commission expires: 11-6-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Hoang Yen T. Truong	New Owner	075-08-0A-102.00CO
107 Dexters Run		
Mt. Juliet, TN 37122		

Davidson County DEEDWARR
Recvd: 04/10/17 10:17 2 pgs
Fees:13.00 Taxes:342.62
20170410-0034689

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **The Don Bass Farmily Partnership, L.P.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Hoang Yen T. Truong**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 197, in a Horizontal Property Regime entitled Brooke Castle Condominiums, of record in Plat Book 6250, Page 627 and amended in Book 6727, Page 762, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to The Don Bass Family Partnership, LP by Substitute Trustees Deed dated February 27, 2017 of record in Instrument Number 20170224-0018692, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Subject to all matters on Plan of record in Plat Book 6250, Page 627, as amended in Book 6680, Page 905, and Book 6727, Page 762, Register's Office for Davidson County, Tennessee.
- Master Deed of record in Book 6519, Page 747, Register's Office for Davidson County, Tennessee.
- Charter of Brooke Castle Homeowner's Association, Inc., of record in Book 6519, Page 739, as amended in Book 7570, Page 312, and Book 7866, Page 374, Register's Office for Davidson County, Tennessee.
- Conveyance of the common area to Brooke Castle Homeowner's Association, Inc., of record in Book 6883, Page 759, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 6634, Page 229, Register's Office for said County; Easement granted to Cumberland Water Company of record in Book 4106, Page 812, and Book 4106, Page 816, Register's Office for said County; Easement for Retention Basin of record in Book 6513, Page 857, Register's Office for said County; Subject to all matters on Plan of record in Plat Book 6250, Page 691, as amended in Book 6919, Page 571, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **197 Brooke Castle Drive, Hermitage, TN 37076**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this April 3, 2017.

The Don Bass Family Partnership, L.P.

Harry Don Bass

By: Harry Don Bass, General Partner

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned Notary Public, of the State and County aforesaid, personally appeared Harry D. Bass, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the General Partner of The Don Bass Family Partnership, L.P., the within named bargainor, a limited liability partnership, and that he as such General Partner being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Don Bass Family Partnership, LP by himself as General Partner.

WITNESS my hand and seal, this 31st day of March, 2017.

_____ My Commission Expires: 11-6-19
NOTARY PUBLIC

ROBERT HOUSTON ANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone
Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN