WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170036350 DEEDWARR
Recvd: 05/01/17 10:32 2 pgs
Fees:13.00 Taxes:1794.50
20170501-0042329

K-RP-17-813

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF APRIL, 2017.

JERI SHOULDERS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 07, 2020

Notary Public

MY COMMISSION EXPIRES: 9/7/20 (AFFIX SEAL)

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)
David W. Murray and Erin M.B. Murray	SunTrust Mortgage	
(NAME)	(NAME)	**102-08-0-100.00**
813 Russleo Drive	1001 Semmes Ave, RVW 5093	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Richmond, VA 23224	
(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, **BRANDON E. BASS AND JESSICA BASS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID W. MURRAY AND ERIN M.B. MURRAY, 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. 279 on the Plan of Horton Heights Section "G" of record in Plat Book 2133, Page 85, 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. 279 fronts 102 feet on the South side of Russleo Drive and runs back between line 336.6 feet on the East line and 291 feet on the West line to a dead line in the rear measuring 185 feet thereon.

Being the same property conveyed to Brandon E. Bass, unmarried by Warranty Deed from Brian Butler, unmarried of record in Instrument No. 20140218-0013614 Register's Office for Davidson County, Tennessee, dated February 13, 2014 and recorded on February 18, 2014.

This conveyance is subject to:
- Taxes for the year 2017.
- All matters shown on the Plan of record in Plat Book 2133, Page 85, 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: **813 Russleo Drive, Nashville, Tennessee 37209**.

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 28th DAY OF APRIL, 2017.

Brandon E. Bass

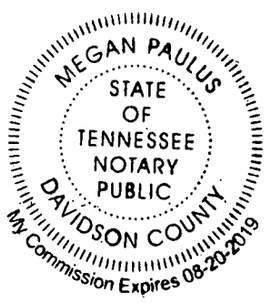
Jessica Bass, spouse of Brandon E. Bass, hereby joins in this conveyance and does transfer and convey any and all marital interest Jessica Bass may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRANDON E. BASS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of April, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JESSICA BASS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of April, 2017.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



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