THIS DOCUMENT PREPARED BY:
Stephanie Glenn
Heritage Title & Escrow Company, Inc.
123 Fifth Ave. North
Franklin, TN 37064
615-790-8116
File No. 17-0719

Map-Parcel No. 142-09-0H-060.00

BILL GARRETT, Davidson County
Trans:T20170043078 DEEDWARR
Recvd: 05/22/17 08:59 2 pgs
Fees:13.00 Taxes:1036.00
20170522-0050271

Property Address:
8943 Sawyer Brown Road, Nashville, TN 37221

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

Send Tax Statements To:
USAA Federal Savings Bank
10750 McDermott Freeway
San Antonio, TX 78288

Grantee's Name, Address:
LEA ANNE WOODARD
6305 Robin Hill Road
Nashville, TN 37205

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 BASS, married,** hereinafter referred to as "Grantor," has this day bargained and sold, and by these presents does hereby transfer and convey unto **LEA ANNE WOODARD, unmarried,** 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 No. 8943, together with the Carport designated No. 8943-C, in River Plantation, Section IX, Phase II-C, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Bellevue, Davidson County, Tennessee, as shown on the plat of River Plantation, Section IX, Phase II-C, Condominium Apartments, recorded in Book 7900, pages 395 and 396, at seq., Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 8061, page 341, et seq., and further described in annexation document of record in Book 8666, page 319, all of the Register's Office for Davidson County, Tennessee, to which reference is hereby made.

BEING the same property conveyed to SCOTT BASS, by Warranty Deed from JOHN ALAN VAUGHN, dated March 30, 2017, and recorded on April 6, 2017 in Instrument No. 201704060033804, Register's Office for Davidson County, Tennessee. Being the same property previously conveyed to JOHN ALAN VAUGHN, by Warranty Deed from GEORGE A. VAUGHN (a/k/a GEORGE A. VAUGHAN), dated May 5, 1994, of record in Book 9339, page 759, Register's Office for Davidson County, Tennessee.

The property being conveyed herein was not the principal residence of the Grantors spouse.

This is improved property known as, 8943 Sawyer Brown Road, 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, their 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. 2017 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 7900, page 395 and page 396, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions of record in Book 7389, page 924; and in Book 8666, page 319, Register's Office for Davidson County, Tennessee.

4. Master Deed and By-Laws of record in Book 8061, page 341, and Book 9326, page713, and in Instrument No. 20041124-0410994, Register's Office for Davidson, County, Tennessee.

5. Charter for Homeowners Association of record in Book 7402, page 591, and in Instrument No. 20041105-0133835, Registers office for Davidson County, Tennessee.

6. Sanitary Sewer easement as contained in Book 465, page 127, Register's Office for Davidson County, Tennessee.

7. Right-of-way easement granted to Harpeth Valley Utility District as contained in Book 3770, page 6, 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 12 day of May, 2017.

Scott Bass

SCOTT BASS
By: Amanda Johnson
AMANDA JOHNSON, Attorney-in-Fact of record in Instrument No. * **, R.O.D.C., TN.**
* 20170522-0050290

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

ON THIS 12 day of May, 2017, before me personally appeared AMANDA JOHNSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of SCOTT BASS, and who acknowledged that she executed the same as the free act and deed of SCOTT BASS.

WITNESS my hand and official seal this 12 day of May, 2017.

My Commission Expires:
2-18-19

Notary Public

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 $280,000.00 .

Affiant

SWORN TO and subscribed before me on this 12th day of May, 2017.

Notary Public

My Commission expires: 2-18-19

STEPHANIE A. GLENN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY