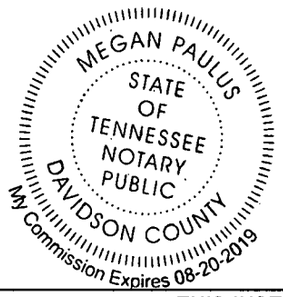
WARRANTY DEED



Y-VRES-17-02300

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $985,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (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)
Meitra K. Aycock and Christopher S. Aycock	new owners	
(NAME)	(NAME)	**105-14-0-038.00**
2300 Elliott Avenue (AKA 826 Bradford Avenue)		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **JOHN G. BASS AND FELICIA BASS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MEITRA K. AYCOCK AND CHRISTOPHER S. AYCOCK, WIFE AND HUSBAND,** 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. 96 on the Plan of Waverly Place of record in Plat Book 57, Page 95, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John G. Bass and Felicia Bass, husband and wife by Warranty deed from Thomas Summers, unmarried and Randall Glover, unmarried of record in Instrument No. 20151027-0109158 Register's Office for Davidson County, Tennessee, dated October 23, 2015 and recorded on October 27, 2015.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent.
- Matters shown on the Plan of record in Plat Book 57, Page 95, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4220, Page 723 and Book 4474, Page 459, 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: **2300 Elliott Avenue (AKA 826 Bradford Avenue), Nashville, Tennessee 37204**.

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.

BILL GARRETT, Davidson County
Trans:T20170044506 DEEDWARR
Recvd: 05/25/17 10:27 2 pgs
Fees:13.00 Taxes:3644.50
20170525-0052066

Witness my/our hand(s) this the 23rd DAY OF MAY, 2017.

John G. Bass by Felicia Bass as Attorney in Fact

John G. Bass by Felicia Bass as Attorney in Fact

Felicia Bass

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FELICIA BASS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOHN G. BASS, and who acknowledged he/she/they executed the same as the free act and deed of the said JOHN G. BASS.

Witness my hand and official seal, this the 23rd of May, 2017.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FELICIA 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 23rd of May, 2017.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 6, 2020

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