WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170045731 DEEDWARR
Recvd: 05/30/17 15:15 2 pgs
Fees:13.00 Taxes:7400.00
20170530-0053609

R-VRES-17-1300

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 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)
John Bass and Felicia Bass	new owner	
(NAME)	(NAME)	**117-12-0-148.00**
1300 Graybar Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **ROBERT W. DOYLE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN BASS AND FELICIA BASS, 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 the 7th, formerly the 11th Civil District of Davidson County, Tennessee, being Lot No. 5 on an unrecorded Map of a part of the Noel property lying east of Belmont Boulevard and west of the Granny White Pike, on the north side of Graybar Lane, formerly Watkins Avenue, and further described according to a copy of a survey thereof made by W.R. Southgate, February 5, 1924:

BEGINNING at a point on the north margin of Graybar Lane, which point is 734 feet westerly from the intersection of Graybar Lane and Granny White Pike, running thence northwardly at right angles 305-1/2 feet; thence westwardly at right angles 200 feet to the northeast corner of Lot No. 6, formerly sold to M.S. Webb; thence southwardly at right angles, with the easterly line of said Lot No. 6, 305-1/2 feet to the northerly margin of Graybar Lane; thence eastwardly, with the northerly margin of Graybar Lane, 200 feet to the beginning.

Being the same property conveyed to Robert W. Doyle by Warranty deed from Jo Ann Binkley, unmarried of record in Book 8964, page 906, Register's Office for Davidson County, Tennessee, dated May 28, 1993 and recorded on June 1, 1993.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent.
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
- Plumbing Permit by the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 9616, Page 306, in the Register's Office for Davidson County, Tennessee.
- Electrical Permit by the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 9616, Page 341, in the Register's Office for Davidson County, Tennessee.
- Gas/Mechanical Permit by the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 9835, Page 529, 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: **1300 Graybar Lane, Nashville, Tennessee 37215**.

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 MAY, 2017.

Robert W. Doyle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT W. DOYLE, 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 24th 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