PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20170046794 DEEDWARR
Recvd: 06/02/17 09:46 2 pgs
Fees:13.00 Taxes:937.95
20170602-0054914

W & I Ref: (RF) Title No.: 59011
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Edward E. Bass Joan Q. Bass 1219 General George Patton Road Nashville, TN 37221	New Owner

TAX MAP PARCEL NUMBERS: 142090E01900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$253,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Darryl G. Kaiser and Aurora Kaiser, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Edward E. Bass and Joan Q. Bass,** Husband & Wife hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 1219, together with the Carport designated 1219 C River Plantation, Section Seven Phase One, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, pages 705 and 706 amended in Book 63921, page 321, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Darryl G. Kaiser and spouse, Aurora Kaiser by Warranty Deed from Kenneth N. Mitcham, Trustee of the Brenda Louise Mitcham Irrevocable Trust dated April 3, 2011, deed dated September 15, 2011 and recorded on October 4, 2011 of record in Instrument No. 20111004-0076726, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5200, page 705 and 706 amended in Book 6392, page 321, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 6226, page 9, By-Laws in Book 6226, page 18 amended in Instrument No. 20141014-0095009, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters.

This is improved property, known as 1219 General George Patton Road, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of May, 2017.

Darryl G. Kaiser **Aurora Kaiser**

State of Tennessee

County of Davidson

On this 31st day of May, 2017, before me the undersigned authority, personally appeared Darryl G. Kaiser and Aurora Kaiser, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $253,500.00.

Affiant

Sworn and subscribed before me this 31st day of May, 2017.

SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-11-2017

Notary

My Commission Expires: _____