RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT170700226

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170068538 DEEDWARR
Recvd: 08/08/17 13:57 2 pgs
Fees:13.00 Taxes:851.00
20170808-0081232

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 7th day of August, 2017.

Notary Public

MY COMMISSION EXPIRES:

CAROL C. VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William B. Bass and Sara C. Bass Revocable Trust **P.O. Box 1391** **Goodlettsville, TN 37070**	**SAME**	**161-08-0-018.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Carolyn Ann Ellis, Successor Trustee of the Earl and June P. Escue Trust dated July 31, 1998, a Revocable Living Trust and Carolyn Ann Ellis, Administrator and Heir of the Estate of June P. Escue and Belinda Gayle Cashion, Heir of the Estate of June P. Escue

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William B. Bass and Sara C. Trustees of the William B. Bass and Sara C. Bass Revocable Trust dated January 4, 2008

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 6 on the Plan of Kingswood Park, Resubdivision of Lots 5 & 6, as shown on plat of record in Instrument No. 20010201-0009799, in the Register's Office of Davidson County

BEING the same property conveyed to Earl Escue or June P. Escue, trustees, or successor trustee(s) of the Earl and June P. Escue Trust dated July 31, 1998, a Revocable Living Trust, with Earl Escue and June P. Escue reserving a life estate, by Quitclaim Deed from Earl Escue and June P. Escue, husband and wife, dated 7/31/98 and recorded 8/26/98 in Book 11081, Page 827; and being the same property previously conveyed to Earl Escue and wife, June Price Escue, by Warranty Deed from C.C. Adams and James E. Adams, dated 5/10/61 and recorded 5/11/61 in Book 3223, Page 101, in the Register's Office of Davidson County, Tennessee. The said Earl Escue having died on October 22, 2014. The said June P. Escue having died on March 18, 2017, vesting property to Carolyn Ann Ellis, as Successor Trustee of the Earl and June P. Escue Trust dated July 31, 1998, A Revocable Living Trust by Revised Certificate of Trust dated August 2, 2017 and recorded August 3, 2017 in Instrument Number 20170803-0079266, in the Office of the Register of Deeds of Davidson County, Tennessee; and Carolyn Ann Ellis, as Administrator and Heir of the Estate of June P. Escue and also vested in Belinda Gayle Cashion, Heir of the Estate of June P. Escue by Order of the Probate Court filed July 12, 2017 under Docket No. 17P-1166, in the Probate Court for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **427 Brewer Dr, Nashville, TN 37211**
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 7th day of August, 2017.

Earl and June P. Escue Trust dated July 31, 1998, A Revocable Living Trust

BY: Carolyn Ann Ellis Successor Trustee
Carolyn Ann Ellis, Successor Trustee

Estate of June P. Ellis

BY: Carolyn Ann Ellis, Heir
Carolyn Ann Ellis, Heir

BY: Belinda Gayle Cashion
Belinda Gayle Cashion, Heir

BY: Carolyn Ann Ellis, Administrator
Carolyn Ann Ellis, Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carolyn Ann Ellis, Successor Trustee of the Earl and June P. Escue Trust dated July 31, 1998, a Revocable Living Trust the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of August, 2017.

Commission Expires:_____

Gail C Vincent
Notary Public

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carolyn Ann Ellis and Belinda Gayle Cashion, Heirs of the Estate of June P. Escue the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of August, 2017.

Commission Expires:_____

Gail C Vincent
Notary Public

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carolyn Ann Ellis, Administrator of the Estate of June P. Escue the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of August, 2017.

Commission Expires:_____

Gail C Vincent
Notary Public

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2018