THIS DOCUMENT PREPARED BY:
Stephanie Glenn
Heritage Title & Escrow Company, Inc.
123 Fifth Ave. North
Franklin, TN 37064
615-790-8116
File No. 17-0899

Map-Parcel No. 156-05-0A-015.00-CO

BILL GARRETT, Davidson County
Trans:T20170075036 DEEDWARR
Recvd: 08/29/17 08:32 3 pgs
Fees:18.00 Taxes:1054.50
20170829-0088381

Property Address:
924 Silkwood Circle, Nashville, TN 37221

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

WARRANTY DEED

Send Tax Statements To:
Scott Bass
904 Loggers Run
Franklin, TN 37069

Grantees' Name, Address:
SCOTT BASS and CAITLIN BASS
904 Loggers Run
Franklin, TN 37069

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, **VONDA SWEET, unmarried**, hereinafter referred to as "Grantor," has this day bargained and sold, and by these presents does hereby transfer and convey unto **SCOTT BASS, a married man, and CAITLIN BASS, unmarried as tenants in common**, hereinafter "Grantees," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 15 on the Plan of Harpeth Village PUD, Section 2, Phase 2, as depicted, on Exhibit A of the Declaration of Covenants, Conditions and Restrictions for Harpeth Village of record in Instrument No. 20090121-0005246, as made subject to Addendum to Declaration of Covenants, Conditions and Restrictions for Harpeth Village P.U.D. of record in Instrument No. 20090123-006190, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete description of the property.

BEING the same property conveyed to VONDA SWEET, a single woman, by Warranty Deed from DANCO DEVELOPMENT INC. DBA FRANKLIN HERITAGE HOMES, a Tennessee Corporation, dated December 4, 2015, and recorded on 12/08/2015, of record in Instrument No. 20151208-0123400, Register's Office for Davidson, Tennessee.

This is improved property known as, 924 Silkwood Circle, Nashville, TN 37221.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

AND WE DO COVENANT with said Grantee, their heirs, and assigns, that we are lawfully seized and possessed of said property, that we 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 Instrument No. 20060505-0052434. Instrument No. 20051227-0153838, and Instrument No. 20080618-0062694, Register's Office for Davidson County, Tennessee.

3. Conveyance of open space to Harpeth Village Homeowner's Association, Inc. of record in Instrument No. 20080626-0066101, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20070507-005445, Instrument No. 20060823-0104009, Instrument No. 20070117-0007067, Instrument No.

20070117-0007069, Instrument No. 20070507-005445, Instrument No. 20090121-0005246, Instrument No. 20090123-0006190, and Instrument No. 20161006-0105961, Register's Office for Davidson County, Tennessee.

5. By-Laws of record in Instrument No. 20090121-0005247, as amended in Instrument No. 20161006-105962, Register's Office for Davidson , County, Tennessee.

6. Agreement for Dedication of Public Utilities Easements and Abandonment of Existing Easement of record in Instrument No. 20000510-0047300, Register's Office for Davidson County, Tennessee.

7. Electrical Permit of record in Book 7511, page 561, re-recorded in Book 7512, page 319, and Book 7611, page 418, Register's Office for Davidson County, Tennessee.

8. Storm Water Detention Agreement of record in Instrument No. 20051219-0151714, Register's Office for Davidson County, Tennessee.

9. Easement granted to Harpeth Valley Utility District of record in Book 8019, page 166, Register's Office for Davidson County, Tennessee.

10. Agreement for Dedication of easement of record in Instrument No. 20070829-0103594, Register' s Office for Davidson County, Tennessee.

11. Inspection and Maintenance Agreement for Private Storm Water Management Facilities of record in Instrument No. 20070829-0103726, Register's Office for Davidson County, Tennessee.

12. Grant of Easement of record in Instrument No. 20081107-0110815, and Instrument No. 20100401-0024501, Register's Office for Davidson County, Tennessee.

13. Agreement for Dedication of Easement for Sanitary Sewers of record in Book 4760, page 842, Register's Office for Davidson County, Tennessee.

14. Agreement for Dedication of Easement for Water Line of record in Book 8019, page 134, Book 8019, page 142, and Book 8019, page 150, Register's Office for Davidson County, Tennessee.

15. Easement of record in Book 4760, page 840, Register's Office for Davidson County, Tennessee.

16. Subject to rights of others in possession under terms and conditions contained in the Memorandum of Lease of record in Instrument No. 20051227-0153965 and Instrument No. 20120731-0067356, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 25 day of August, 2017.

VONDA SWEET

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **VONDA SWEET**, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that she, executed the within instrument for the purposes therein contained as her free act and deed.

WITNESS my hand and official seal this 25 day of August, 2017.

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 2-18-19

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 $285,000.00 .

Affiant

SWORN TO and subscribed before me on this 25 day of August, 2017.

Notary Public
My Commission expires: 2-18-19

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY