THIS DOCUMENT PREPARED BY:
Stephanie Glenn

123 Fifth Ave. North
Franklin, TN 37064

File No. 17-0893

Map-Parcel No. 142-07-0G-204.00

BILL GARRETT, Davidson County
Trans:T20170078869 DEEDWARR
Recvd: 09/08/17 13:53 2 pgs
Fees:13.00 Taxes:839.90
20170908-0092588

Property Address:
7241 Highway 70 S Apt 204, Nashville, TN 37221

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

WARRANTY DEED

Send Tax Statements To:
New Owner
7241 Highway 70 S Apt 204
Nashville, TN 37221

Grantees' Name, Address:
AMANDA N. BURKHALTER
PERRY R. DORRESTEIN

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, **SCOTT BASS, married, and CAITLIN BASS, unmarried**, hereinafter referred to as "Grantors," have this day bargained and sold, and by these presents do hereby transfer and convey unto **AMANDA N. BURKHALTER and PERRY R. DORRESTEIN, 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. 204, on the Horizontal Property Regime for Belle Glen, II Condominiums, as recorded in the Master Deed of record in Instrument No. 20010402-0031148, and amended in Instrument No. 20010123-0006937, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

BEING the same property conveyed to SCOTT BASS, married, and CAITLIN BASS, unmarried as tenants in common, by Warranty Deed from JESSICA L. NEWTON, a married woman, dated October 28, 2016, and recorded on November 1, 2016, of record in Instrument No. 20161101-0115489, Register's Office for Davidson, Tennessee.

The property conveyed herein was not the principal residence of the Grantors spouse.

This is improved property known as, 7241 Highway 70 S Apt 204, 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. Master Deed of record in Instrument No. 20010402-0031148 and amended in Instrument No. 20010123-0006937, Register's Office for Davidson County, Tennessee.

3. Perpetual Easement and Drainage Easement of record in Book 5230, page 169, Register's Office for Davidson County, Tennessee.

4. Final order granting possession of Easement between Harpeth Valley Utilities District and Bernard F. Forte of record in Instrument No. 20000203-0011467, 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.

Scott Bass
SCOTT BASS
By: Amanda Johnson attorney in fact
AMANDA JOHNSON, Attorney-in-Fact, of record in Instrument No. 20170908-0092587, RODC, TN.

Caitlin Bass
CAITLIN BASS
By: Amanda Johnson attorney in fact
AMANDA JOHNSON, Attorney-in-Fact, of record in Instrument No. 20170908-0092586, RODC, TN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

ON THIS 25 day of August, 2017, before me personally appeared **AMANDA JOHNSON**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **SCOTT BASS AND CAITLIN BASS**, and who acknowledged that she executed the same as the free act and deed of **SCOTT BASS AND CAITLIN BASS**.

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

My Commission Expires:
2-18-19

Notary Public

STEPHANIE A GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Wilson

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $227,000.00 .

Danielle Imbaratto
Affiant

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

Notary Public
My Commission ~~expires~~: 07.11.2021

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY