Bill Garrett Davidson County
Batch# 16801 DEEDQC
10/23/2017 12:41:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20171023-0108352

#33929

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 33929-09-2017	STATE OF TENNESSEE COUNTY OF DAVIDSON: The actual consideration for this transfer is: $0.00 Affiant Subscribed and sworn to before me, this 18th day of October, 2017. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

QUITCLAIM DEED

Address New Owner: Bless Her Heart, LLC 4403 Honeywood Dr. Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: Map and Parcel No.: 11615000900 11615001000

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Melinda Owen Bass, Trustee of Melinda Owen Bass Revocable Living Trust Agreement, u/a/d the 27th of November, 2012 ("Grantor"), does hereby quitclaim, transfer and convey unto Bless Her Heart, LLC, a Colorado limited liability company ("Grantee"), its successors and assigns of all her right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 4403 Honeywood Dr., Nashville, TN, 37205.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of October, 2017.

Melinda Owen Bass, Trustee

Melinda Owen Bass, Trustee of Melinda
Owen Bass Revocable Living Trust Agreement,
u/a/d the 27th of November, 2012

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Melinda Owen Bass, Trustee, the bargainor, 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, at office, this 16th day of October, 2017.

Kay B. Housch
Notary Public

My Commission Expires: 7/5/2021

KAY B. HOUSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Being a parcel of land in the 23rd Councilmanic District of Davidson County, City of Belle Meade, Tennessee, located on the south margin of Honeywood Drive East of Belle Meade Boulevard, and being shown as Parcel 009.00 and Parcel 010.00 on Davidson County Tax Map 116-15, belonging to Melinda Owen Bass Revocable Trust Agreement Dated November 27, 2012, as evidenced in Instrument Number 20170418-0037968 and Instrument 20121128-0109386 respectively, in the Register's Office for Davidson County, Tennessee (RODCT), said parcel being Lot 8, Lot 9 and Lot 10 of Block "C" of the unrecorded plan of Honeywood Subdivision of the Malone Estate, and being more particularly described as follows:

BEGINNING at an iron pin located on the south margin of Honeywood Drive, said iron pin being the northwest corner of said Parcel 009.00, and said iron pin being the northeast corner of Parcel 008.00 as shown on Map 116-15, belonging to Poe, as evidenced in Deed Book 9459, Page 305 in the Register's Office for Davidson County, Tennessee (RODCT), thence;

1) With the south margin of Honeywood Drive, South 68 degrees 54 minutes 04 seconds East a distance of 200.00 feet to a point, said point being the northwest corner of said Parcel 010.00, and said point being the northeast corner of Parcel 009.00, thence;

2) Continuing with the south margin of Honeywood Drive, passing a monument at 105.23 feet, said monument being at the intersection of the south margin of Honeywood Drive and the east margin of Sunnyside Drive, and said monument being the southwest corner of Parcel 011.00 as shown on Map 116-15, belonging to Rich, as evidenced in Instrument 20131014-0152176 (RODCT), and continuing with the south line of Parcel 011.00 and with the north line of Parcel 010.00, South 62 degrees 10 minutes 38 seconds East, a total distance of 321.23 feet to an iron pipe, said pipe being the northeast corner of Parcel 010.00, and said pipe being the northwest corner of Parcel 013.00 as shown on Map 116-15, belonging to Hart, as evidenced in Instrument 20160223-0017270 (RODCT), thence;

3) With the west line of Parcel 013.00 and with the east line of Parcel 010.00, passing an iron pin at 147.17 feet, said iron pin being the southwest corner of Parcel 013.00, and said iron pin being the northwest corner of Parcel 016.00 as shown on Map 116-15, belonging to Nichols, as evidenced in Instrument 20040831-0105235 (RODCT), and continuing with the west line of Parcel 016.00 and with the east line of Parcel 010.00, South 04 degrees 48 minutes 52 seconds West a total distance of 392.71 feet to an iron pin, said iron pin being the southeast corner of Parcel 010.00, and said iron pin being the Northeast corner of Parcel 004.00 as shown on Map 116-15, belonging to Byrd, as evidenced in Instrument 20110722-0056315 (RODCT), thence;

4) With the south line of Parcel 010.00, and with the north line of Parcel 004.00, and continuing with the north line of Parcel 003.00, belonging to Byrd, as evidenced in Instrument 20050804-0091550 (RODCT), and continuing with the north line of Parcel 002.00, belonging to Byrd, as evidenced in Instrument 20050224-0020189 (RODCT), North 55 degrees 49 minutes 00 seconds West a distance of 513.64 feet to an iron pin, said iron pin being the southeast corner of said Parcel 009.00, and said iron pin being the southwest corner of said Parcel 010.00, thence;

5) With the south line of said Parcel 009.00, and continuing with the north line of said Parcel 002.00 and with the north line of Parcel 001.00, belonging to Nichols, as evidenced in Deed Book 8144, Page 854 (RODCT), North 56 degrees 07 minutes 54 seconds West a distance of 200.02 feet to an iron pin, said iron pin being the southwest corner of Parcel 009.00, and said iron pin being the southeast corner of said Parcel 008.00, thence;

With the west line of Parcel 009.00, and with the east line of Parcel 008.00, North 35 degrees 42 minutes 34 seconds East a distance of 262.57 feet to an iron pin, the BEGINNING, containing 4.4279 acres or 192,885 square feet, more or less, according to a survey by Jesse E. Walker, RLS, PE, dated October 11, 2016. TOGETHER WITH all right, title and interest in and to the Rock Fence between said Lot No. 10 above described and the Land of Royal Oaks Land Company, also all of the right title and interest to that portion of Honeywood Avenue which has been closed and which is described in the Agreement of record in Book 751, page 333, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Special Warranty Deed dated April 18, 2017, from Melinda Owen Bass, Leslie McKinney Bass, Mary Meredith Bass a/k/a Mary Meredith Bass Nelson, Lisa Childs Bass a/k/a Lisa Childs Bass Foote, Jean Maddin Bass, and Jack Maddin Bass, III to Melinda Owen Bass, Trustee of the Melinda Owen Bass Revocable Living Trust Agreement dated 11/27/2012, of record in Instrument No. 20170418-0037968, Register's Office for Davidson County, Tennessee and being the same property conveyed by Quitclaim Deed dated November 27, 2012 of record in Instrument No. 20121128-0109386, Register's Office for Davidson County, Tennessee, from Melinda O. Bass to Melinda Owen Bass, Trustee of the Melinda Owen Bass Revocable Living Trust Agreement dated November 27, 2012.

TOGETHER WITH all right, title and interest in and to the Rock Fence between said Lot No. 10 above described and the Land of Royal Oaks Land Company, also all of the right title and interest to that portion of Honeywood Avenue which has been closed and which is described in the Agreement of record in Book 751, page 333, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

