Bill Garrett Davidson County
Batch# 28499 DEEDWARR
11/21/2017 10:00:47 AM 3 pgs
Fees: $18.00 Taxes: $573.50
20171121-0119395

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT170400125

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

William B. Bass
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 20th day of November, 2017

Gail C. Vincent
Notary Public

MY COMMISSION EXPIRES:

GAIL 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, Trustees of the William B. Bass and Sara C. Bass Revocable Trust dated January 4, 2008 P.O. Box 1391 Goodlettsville, TN 37070	**SAME**	**084-14-0-015.00**

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,

Jane Lee Ghee Estes Blunkall and Gayle Patterson Gilley

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

William B. Bass and Sara C. Bass, 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. 143 on the Plan of Donelson Hills Subdivision, as of record in Book 2331, Pages 22 and 23, Register's Office for said County, being more particularly described as follows:

BEGINNING at a point in the easterly margin of Graeme Drive at the common corner of Lots 142 and 143; thence with the line between said lots eastwardly 113.6 feet to a point; thence southeastwardly with the line between Lots 143 and 144, 111.2 feet to the westerly margin of Dearborn Drive; thence with the margin of the same westerly 110 feet to the beginning of a curve; thence around said curve in a northwesterly direction 31.42 feet to a point in the northerly margin of Graeme Drive; thence with the margin of the same, northwesterly 135 feet to the point of beginning.

Being the same property conveyed to Gayle Patterson Gilley by Quitclaim Deed from Eddie Thomas Estes, Sr., an unmarried person, dated 05/3/17 and recorded 05/15/17 in Instrument Number 20170515-0047760, Register's Office for Davidson County, TN. Also being the same property previously conveyed to Eddie Thomas Estes, Jr., expressly reserving unto Eddie Thomas Estes, Sr. a Life Estate, by Quitclaim Deed from Grayson Smith Cannon, Trustee, and the in the same instrument conveyed to Grayson Smith Cannon, Trustee by Eddie Thomas Estes, Sr. and Eddie Thomas Estes, Jr., dated 3/26/09 and recorded 3/30/09 in Instrument Number 20090330-0027973, Register's Office for Davidson County, Tennessee. The said Eddie Thomas Estes, Jr. died intestate on 4/8/10, and pursuant to Order of Intestate Administration filed 5/27/10 in Docket No. 10P-768 in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), Eddie T. Estes, Sr. was appointed as Administrator. His heirs at law were reported to be his father, Eddie Thomas Estes, Sr. and his mother, Jane Lee Ghee Blunkall by Affidavit of Heirship of record in Instrument Number 20170515-0047759, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

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 **107 Graeme Drive, Nashville, TN 37214**
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 20th day of November, 2017.

Gayle Patterson Gilley

Gayle Patterson Gilley

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 Gayle Patterson Gilley the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of November, 2017.

Commission Expires:_____

Notary Public

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

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.

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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 20th day of November, 2017.

Jane Lee Ghee Estes Blunkall

Jane Lee Ghee Estes Blunkall

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 Jane Lee Ghee Estes Blunkall the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 20th day of November, 2017.

Commission Expires: 12/23/2020

Notary Public

RUSSELL E. PARRIAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY