Bill Garrett Davidson County
Batch# 31469 DEEDWARR
11/29/2017 03:05:30 PM 4 pgs
Fees: $23.00 Taxes: $691.90
20171129-0121854

NEW OWNER:
DANIEL BACHE
716 ALLEN PASS
MADISON, TN 37115

SEND TAX BILLS TO:
Bank of America
4500 Amon Carter Blvd.
Ft. Worth TX 76155

Map & Parcel
052160024.00

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 17-1706

Space for Recorder's stamp

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Eighty-Seven Thousand and 00/100 Dollars ($187,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **CHARLES R. MASON and ANNA G. MASON, husband and wife,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **DANIEL BACHE and JANE BACHE, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 14 on the Plan of Marlin Meadows, Section IV, as shown on the plat of the same of record in Plat Book 2133, Page 67, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property. Said Lot No. 14 fronts 100 feet on the northwesterly side of Allen Pass, and runs back 224.3 feet on the northeasterly line and 223.9 feet on the southwesterly line to a dead line in the rear, measuring 100 feet thereon.

Being the same property conveyed to CHARLES R. MASON and wife, ANNA G. MASON by Warranty Deed from Billy B. Alley and wife, Sue S. Alley, dated March 29, 1962, and of record in Book 3371, Page 301, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **716 ALLEN PASS, MADISON, TN 37115**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 2133, Page 67, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 22nd day of November, 2017.

CHARLES R. MASON

ANNA G. MASON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **CHARLES R. MASON and ANNA G. MASON**, 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 office this 22nd day of November, 2017.

NOTARY PUBLIC

My commission expires: MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-26-2018

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The actual consideration or value, whichever is greater, for this transfer is **$187,000.00.**

AFFIANT

Sworn to and subscribed to before me this 22nd day of November, 2017.

NOTARY PUBLIC

My commission expires: 3/10/21

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

201711290121854

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

