THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 Fifth Ave. North
Franklin, TN 37064
615-790-8116
File No. 17-1097

Map-Parcel No. 142-05-0B-065.00 CO

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

Bill Garrett Davidson County
Batch# 44819 DEEDWARR
01/05/2018 11:53:53 AM 2 pgs
Fees: $13.00 Taxes: $703.00
20180105-0001759

Property Address:
8300 Sawyer Brown Rd Unit L302 Nashville TN 37221

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

WARRANTY DEED

Send Tax Statements To:
DEBORAH LUANNE SUPUWOOD
8300 Sawyer Brown Rd, Unit L302
Nashville, TN 37221

Grantee's Name, Address:
DEBORAH LUANNE SUPUWOOD
8300 Sawyer Brown Rd., Unit L302
Nashville, TN 37221

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 D. BASS, married,** hereinafter referred to as "Grantor," has this day bargained and sold, and by these presents does hereby transfer and convey unto **DEBORAH LUANNE SUPUWOOD, unmarried,** hereinafter "Grantee," 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. L-302, together with the carport designated L-302-C, on the plan of River Plantation, Section Three Condominium Apartments, a Horizontal Property Regime, as of record in Book 4675, Page(s) 75 through 77 inclusive, as amended in Book 4675, Page(s) 103 through 105 inclusive, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to SCOTT D. BASS, married, from JAMES W. WAGGONER, married, by deed dated June 02, 2015, and recorded on June 05, 2015, of record in Instrument No. 20150605-0052652, Register's Office for Davidson, Tennessee. See Scrivener's Affidavit of record in Instrument No. 20171208-0125334, Register's Office for Davidson County, Tennessee.

THE PROPERTY CONVEYED HEREIN WAS NEVER THE PLACE OF RESIDENCE OF THE GRANTOR OR THE GRANTORS SPOUSE.

This is property known as 8300 Sawyer Brown Rd, Unit L302, Nashville, TN 37221.

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

AND I DO COVENANT with said Grantee, her heirs, and assigns, that I am lawfully seized and possessed of said property, that I 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. Davidson County property taxes for subsequent years are a lien but are not yet due and payable.
2. All matters on the Plan of record in Plat Book 4675, pages 75, 76, and 77, as amended in Plat Book 4675, pages 102, 103, 104, and 105, and Book 6231, page 156, Register's Office for Davidson County, Tennessee.
3. Subject to easement as contained in Instrument Number 20121114-0104719, Register's Office for Davidson County, Tennessee.
4. By-Laws of River Plantation, Section 3, of record in Book 4784, page 482, Register's Office for Davidson, County, Tennessee.

5. Subject to the Master Deed of River Plantation, Section 3, of record in Book 4784, page 464, as amended in Book 5785, page 180, and Book 5840, page 663, Register's Office for Davidson, County, Tennessee.

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

IN TESTIMONY WHEREOF, I have hereunto set our signatures, this 4th day of January, 2018.

SCOTT D. BASS

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 **SCOTT D. BASS**, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that he executed the within instrument for the purposes therein contained as his free act and deed.

WITNESS my hand and official seal this 4th day of January, 2018.

DONNA L. SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission expires: 12-01-20

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I CERTIFY and does hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of **$190,000.00**.

Deborah Luanne Sugerwood
Affiant

SWORN TO and subscribed before me on this 4th day of January, 2018.

Notary Public

My Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 8, 2021