Bill Garrett Davidson County
Batch# 53922 DEEDWARR
02/01/2018 02:18:37 PM 3 pgs
Fees: $18.00 Taxes: $1,182.15
20180201-0010493

THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 Fifth Ave. North
Franklin, TN 37064
615-790-8116
File No. 18-1167

Map-Parcel No. 156-05-0A-015.00 CO

Property Address:
924 Silkwood Circle, Nashville, TN 37221

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WARRANTY DEED

Send Tax Statements To:
PHYLIS A. OSMAN
1474 A W. 84th Street
Haileah, FL 33014-3363

Grantee's Name, Address:
PHYLIS A. OSMAN
1474 A W. 84th Street
Haileah, FL 33014-3363

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, 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 **PHYLIS A. OSMAN, married**, 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. 15 on the Plan of Harpeth Village PUD, Section 2, Phase 2, as depicted, on Exhibit A of the Declaration of Covenants, Conditions and Restrictions for Harpeth Village of record in Instrument No. 20090121-0005246, as made subject to Addendum to Declaration of Covenants, Conditions and Restrictions for Harpeth Village P.U.D. of record in Instrument No. 20090123-006190, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete description of the property.

Being the same property conveyed to SCOTT BASS, a married man, and CAITLIN BASS, unmarried, by deed from VONDA SWEET, unmarried, of record in Instrument No. 20170829-0088381, Register's Office for Davidson, Tennessee.

THE SUBJECT PROPERTY WAS NEVER THE RESIDENCE OF THE GRANTORS OR THE GRANTORS SPOUSE.

This is property known as 924 Silkwood Circle, 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 WE DO COVENANT with said Grantee, her 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. 2018 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Instrument No. 20060505-0052434. Instrument No. 20051227-0153838, and Instrument No. 20080618-0062694, Register's Office for Davidson County, Tennessee.

3. Conveyance of open space to Harpeth Village Homeowner's Association, Inc. of record in Instrument No. 20080626-0066101, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20070507-005445, Instrument No. 20060823-0104009, Instrument No. 20070117-0007067, Instrument No. 20070117-0007069, Instrument No. 20070507-005445, Instrument No. 20090121-0005246, Instrument No. 20090123-0006190, and Instrument No. 20161006-0105961, Register's Office for Davidson County, Tennessee.

5. By-Laws of record in Instrument No. 20090121-0005247, as amended in Instrument No. 20161006-105962, Register's Office for Davidson , County, Tennessee.

6. Agreement for Dedication of Public Utilities Easements and Abandonment of Existing Easement of record in Instrument No. 20000510-0047300, Register's Office for Davidson County, Tennessee.

7. Easement granted to Harpeth Valley Utility District of record in Book 8019, page 166, Register's Office for Davidson County, Tennessee.

8. Agreement for Dedication of easement of record in Instrument No. 20070829-0103594, Register' s Office for Davidson County, Tennessee.

9. Inspection and Maintenance Agreement for Private Storm Water Management Facilities of record in Instrument No. 20070829-0103726, Register's Office for Davidson County, Tennessee.

10. Grant of Easement of record in Instrument No. 20081107-0110815, Register's Office for Davidson County, Tennessee.

11. Agreement for Dedication of Easement for Sanitary Sewers of record in Book 4760, page 842, and Instrument No. 20100401-0024501, Register's Office for Davidson County, Tennessee.

12. Agreement for Dedication of Easement for Water Line of record in Book 8019, page 134, Book 8019, page 142, and Book 8019, page 150, Register's Office for Davidson County, Tennessee.

13. Easement of record in Book 4760, page 840, 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 1st day of February, 2018.

Scott Bass

SCOTT BASS

By: Donna Savage, Attorney-in-Fact

Donna Savage, Attorney-in-Fact, of record in Instrument No. 20180201-0010492, RODC, TN

Caitlin Bass

CAITLIN BASS

By: Donna Savage, Attorney-in-Fact

Donna Savage, Attorney-in-Fact of record in Instrument No. 20180201-0010491 RODC, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 15th day of February, 2018, before me personally appeared **DONNA SAVAGE**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **SCOTT BASS and CAITLIN BASS**, and who acknowledged that she executed same as the free act and deed **SCOTT BASS and CAITLIN BASS**.

WITNESS my hand and seal this 15th day of February, 2018.

Notary Public

My Commission expires: 2-18-19

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$319,500.00.**

Affiant

SWORN TO and subscribed before me on this 1st day of February, 2018.

Notary Public

My Commission expires: _____

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires August 30, 2021

RETURN TO: BOX 10-A
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215