Bill Garrett Davidson County
Batch# 67665 DEEDWARR
03/12/2018 09:16:31 AM 2 pgs
Fees: $13.00 Taxes: $555.00
20180312-0022904

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT180200078

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 9th day of March, 2018

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-18-2022

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 **P.O. Box 391** **Goodlettsville, TN 37070**	**SAME**	**148-13-0-149.00**

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,

Loretta V. Osborn, Unmarried

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 Number 68 on the Map of Fairlane Park, as of record in Book 2331, Page 108, Register's Office for said County.

SAID Lot Number 68 fronts 70.8 feet on the east side of Yorktown Road and runs back between lines, 249.3 feet on the south line and 309 feet on the north line to a dead line in the rear on which it measures 100.7 feet.

BEING the same property conveyed to Loretta V. Osborn, an unmarried person, by Warranty Deed from Llyomene D. O'Neal (A/K/A Llyowene O'Neal), a widow, dated 3/23/12 and recorded 3/26/12 in Instrument Number 20120326-0025447, Register's Office for Davidson County, Tennessee.

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 **5000 Yorktown Road, Nashville, TN 37211**
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 9th day of March, 2018.

Loretta V. Osborn

Loretta V. Osborn

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 Loretta V. Osborn 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 9th day of March, 2018.

Commission Expires:_____

Gail C. Vincent
Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022