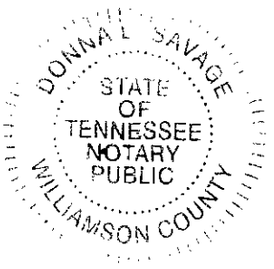
THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P18-24564



STATE OF TENNESSEE
COUNTY OF WILIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **330,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF APRIL, 2018

Notary Public

MY COMMISSION EXPIRES: 12-01-20

(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 86260 **DEEDWARR**
04/30/2018 12:34:09 PM 2 pgs
Fees: $13.00 Taxes: $1,221.00

20180430-0040423

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Caitlin M. Bass and Scott Bass	Regions Bank D/B/A Regions Mortgage	MAP 114-07-0A-
2065 Traemoor Village Drive	Dept 2520 P.O. Box 2153	PARCEL 023.00-CO
Nashville, TN 37029	Birmingham AL 35287-2520	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Jacques J. Shaninger, and wife Joyce E. Shaninger**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Caitlin M. Bass, unmarried woman, and Scott Bass, individual, as tenants in common with right of survivorship**

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 Unit 23 on the Plan of Townhomes of Traemoor Village, as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 200070323-0035561; amended and restated in Instrument No. 20080318-0027145, and as shown as an Exhibit Plat to the amendment in Instrument No. 20080808-0081934, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jacques J. Shaninger, and wife Joyce E. Shaninger by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20090804-0073064 and Scrivener's Affidavit recorded on August 24, 2009 in Instrument No. 20090824-0079567 Register's Office for Davidson County, Tennessee, dated July 30, 2009 and recorded on August 04, 2009.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2018; (2) Subject to all matters shown on the Plan of Sawyer Brown Road Right-of-Way Dedication for Traemoor Village of record in Instrument No. 20070607-0068258; (3) the Declaration of Covenants, Conditions and Restrictions of The Townhomes of Traemoor Village, of record in Instrument No. 20070323-0035561, and Amended and Restated in Instrument No. 20080318-0027145 with Amendment to Amended and Restated Declaration of Covenants, Conditions and Restrictions recorded as Instrument No. 20080808-0081934; (4) Conveyance of Common Areas to the Townhomes of Traemoor Village Homeowners Association, Inc., of record in Instrument No. 20070725-0088225, and in Quit Claim filed in Instrument Number 20080819-0085122; (5) Charter for Homeowners Association of record in Instrument Number 20081219-0121382; (6) Dedication of Public Utilities Easement of record in Book 7142, page 463; (7) Subject to any and all visible easements lying on and across the property, including but not limited to a Tennessee Valley Authority (TVA) transmission line easement, as referenced in the Special Warranty Deed of record in Instrument No. 20060711-0083332; (8) Stormwater Detention Agreement of record in Instrument No. 20061017-0128855; (9) Easement of record in Book 7847, Page 385; (10) Subject to rights of others in and to the common areas and/or elements; (11) All applicable governmental and zoning regulations.

This is IMPROVED property known as **2065 Traemoor Village Drive; Nashville, TN 37029.**

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 the 26th day of April, 2018.

Jacques J. Shaninger

Joyce E. Shaninger

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 **Jacques J. Shaninger** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 26th day of April, 2018.

My Commission expires: 1-6-20

Notary Public

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 **Joyce E. Shaninger** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 26th day of April, 2018.

My Commission expires: 1-6-20

Notary Public