Bill Garrett Davidson County
Batch# 90320 DEEDWARR
05/09/2018 08:51:27 AM 2 pgs
Fees: $13.00 Taxes: $638.25
20180509-0044293

THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC.
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
William B. Bass and Sara C. Bass c/o Jan Martin P. O. Box 13901 Goodlettsville, TN 37070	Same	148-13-0-164.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledges, **FRANCES L. BOWERS, an unmarried woman,** has this day bargained and sold, and does hereby transfer and convey unto the said **WILLIAM B. BASS AND SARA C. BASS, TRUSTEES OF THE WILLIAM B. BASS AND SARA C. BASS REVOCABLE TRUST,** the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 73, as shown on the map entitled Fairlane Park, of record in Book 2331, page 108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MARSHALL N. BOWERS AND WIFE, FRANCIS R. BOWERS, by deed from FAIRLANE HOMES COMPANY, of record in Book 2594, page 7, dated July 9, 1956, said Register's Office. The said Marshall N. Bowers having since died on or about December 29, 2002, leaving Francis R. Bowers the surviving tenant by the entirety. The said Frances L. Bowers and Frances R. Bowers are one and the same person.

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is **$172,500.00**.
Subscribed and sworn to before me
this 7 day of May, 2018.
My Commission Expires: 12/23/2020

William B. Bass
Affiant

Notary Public

NOTARY SEAL: ESTELLE E. FREEMAN — STATE OF TENNESSEE NOTARY PUBLIC — SUMNER COUNTY

This is improved property located at 346 Gillette Road, Nashville, Davidson County, Tennessee 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 my hand this 7 day of May, 2018.

Frances L. Bowers
FRANCES L. BOWERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **FRANCES L. BOWERS,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she, as Executrix, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 7 day of May, 2018.

NOTARY PUBLIC

My Commission Expires: 12/23/2020

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY