Bill Garrett Davidson County
Batch# 96923 DEEDWARR
05/25/2018 01:15:00 PM 2 pgs
Fees: $13.00 Taxes: $850.63
20180525-0050401

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,900.00

Affiant

Subscribed and sworn to before me, this 22ND DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sean Bremner, a married man	NEW OWNER (NAME)	
118 Campbell Court (ADDRESS)	(ADDRESS)	033-15-0-108.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Phyllis V. Bass, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Sean Bremner, a married man, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT: BEING LOT NO. 12 ON THE PLAN OF GREEN FOREST, AS OF RECORD IN BOOK 3700, PAGE 8, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO TERA BASS, A SINGLE PERSON, BY WARRANTY DEED FROM DONALD L. BURNETT AND WIFE, TERRY J. BURNETT, OF RECORD IN BOOK 11117, PAGE 816; AND BEING THE SAME PROPERTY AS FURTHER CONVEYED TO TERA BASS, UNMARRIED, AND PHYLLIS V. BASS, MARRIED, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP, BY QUITCLAIM DEED FROM TERA BASS, OF RECORD IN INSTRUMENT NO. 20160822-0087613; AND BEING THE SAME PROPERTY AS FURTHER CONVEYED TO PHYLLIS V. BASS, MARRIED, BY QUITCLAIM DEED FROM TERA BASS, UNMARRIED, AND PHYLLIS V. BASS, MARRIED, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP, OF RECORD IN INSTRUMENT NO. 20161206-0127700, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 118 Campbell Court, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 22nd day of May, 2018.

WARRANTY DEED
(Continued)

Phyllis V. Bass

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Phyllis V. Bass, married, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of May, 2018.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072