THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180817273

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $490,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of August, 2018.

Notary Public
My Commission Expires: _____

VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

Karen Y Johnson Davidson County
Batch# 135814 DEEDWARR
09/04/2018 09:10:57 AM 2 pgs
Fees: $13.00 Taxes: $1,813.00

20180904-0086956

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
LeAnne B. Hamilton 134 Postwood Place Nashville TN 37205	New Owner	Tax Parcel ID No. 103-15-0A-034.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Margaret L. Bass, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **LeAnne B. Hamilton, an unmarried woman** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 34 on the revised plan of Postwood, of record in Book 5200, Page 104, Register's Office for said County.

Said Lot No. 34, which is a corner lot, fronts 76.14 feet on the Westerly margin of Postwood Place, the same being an access and public utility easement and fronts 50.55 feet on the Southerly margin of an access public utility easement, said frontages being joined by a curve having a length of 30.38 feet, and extends back 85.00 feet on the Westerly line and 64.47 feet on the Southerly line to a point of intersection.

Being the same property conveyed by Quitclaim Deed from Horace Bass to Margaret L. Bass, as recorded on the 27th day of September, 1996 in Deed Book 10205, Page 60 and Warranty Deed from Emmett B. Fields and spouse, Mary Christine Fields to Horace Bass and spouse, Margaret Bass, as recorded on the 1st day of September, 1994 in Deed Book 9453, Page 28, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of POSTWOOD, as recorded in Plat Book 5050, Page(s) 41, as revised in Plat Book 5200, Page 104.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 5116, Page 225; Book 5635, Page 706; Book 5794, Page 68 and Book 8240, Page 746.

Charter of Postwood Homeowners Association, Inc. recorded in Book 5116, Page 220.

This is improved property located at 134 Postwood Place Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of August, 2018.

Margaret L Bass by Betsy B. Miller her Attorney In Fact
Margaret L Bass, by Betsy B. Miller, her Attorney-In-Fact
Margaret L Bass by Linda Bloss, Her Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Betsy B. Miller,* 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, and who further acknowledged that she is the Attorney-in-Fact for Margaret L. Bass and that she is authorized by Margaret L. Bass to execute this instrument on their behalf.

*and Linda B. Wolf

WITNESS my hand, at office, this 31st day of August, 2018.

Notary Public

My Commission Expires: _____

TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018