THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $975,000.00. Affiant Subscribed and sworn to before me this 9th day of November, 2018. Notary Public My Commission Expires: 1-8-19

Record & Return To:
First Title & Escrow Co., Inc.
FTEC File No. 34471-09-2018

Karen Y Johnson Davidson County
Batch# 159332 **DEEDWARR**
11/14/2018 09:30:02 AM 3 pgs
Fees: $18.00 Taxes: $3,607.50

20181114-0112114

WARRANTY DEED

Address New Owner: Matt Bass, Erin Bass 429 Royal Oaks Drive Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 116 15 0 036 00

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, **Royal Oaks, LLC, a Tennessee limited liability company**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew David Bass and Erin Bass, husband and wife** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 429 Royal Oaks Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 9th day of November, 2018.

Royal Oaks, LLC, a Tennessee limited liability company

BY: Deborah A McDermott

Deborah A. McDermott, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Deborah A. McDermott, the bargainor, 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 President of Royal Oaks, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 9th day of November, 2018.

Susan M. Carroll

Notary Public

My Commission Expires: July 8, 2019

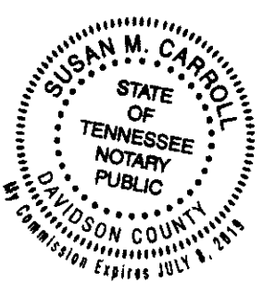


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Resubdivision of Royal Oaks, Section "B", as of record in Plat Book 1424, page 89, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Royal Oaks, LLC by deed dated April 21, 2017 from Floy C. McPherson, Jane M. Bruce, and Robbie M. Sneed, Co-Executors of the Will of Jane T. McPherson of record in Instrument No. 20170424-0040046, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, not yet due and payable. Map and Parcel No. 116 15 0 036 00.
2. Belle Meade City taxes for the year 2019, not yet due and payable. Map and Parcel No.: 116 15 0 036 00.
3. All matters appearing on the Plan of record as Book 1424, page 89, Register's Office for Davidson County, Tennessee.
4. Easement for sanitary sewer to the city of Belle Meade of record in Book 5787, page 146, Register's Office for Davidson County, Tennessee.