BOX 10-B

Karen Y Johnson Davidson County
Batch# 162546 **DEEDWARR**
11/20/2018 10:04:19 AM 2 pgs
Fees: $13.00 Taxes: $451.40

20181120-0114062

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$122,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: **MAY 2, 2022**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ELOQUENT REALTY DESIGN LLC	**SAME**	**071-15-0-074.00**
(NAME) **5519 HURSTCLIFFE DR. NW**	(NAME)	
(ADDRESS) **KENNESAW, GA 30152**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, EDWARD BASS, HAZEL BASS BATTLE, FREDERICK BASS, JONATHAN BASS, DEVAUGHN BASS, CAROLYN BASS BELLINGER, PAMELA DENISE BASS-PATTERSON, AND GREGORY DAVID BASS,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELOQUENT REALTY DESIGN LLC, A GEORGIA LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR 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 Lot No. 42, on the Plan of Eastmoreland Place, of record in Book 161, page 170, 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 JAMES H. BASS AND WIFE, NELLIE M. BASS, by deed from ROBERT B. BECK AND WIFE, MARTHA LU BECK, of record in Book 5387, page 703, dated January 19, 1979, said Register's Office. The said James H. Bass having since died leaving Nellie M. Bass the surviving tenant by the entirety. The said Nellie M. Bass having since died on or about February 6, 1999, pursuant to her will devised subject property to EDWARD BASS, HAZEL BASS BATTLE, FREDERICK BASS, JONATHAN BASS, DEVAUGHN BASS AND CAROLYN BASS BELLINGER AND JAMES HENRY BASS, of record in the Seventh Circuit Probate Court of Davidson County, Nashville, Tennessee, Docket No. 01P-1302. JAMES HENRY BASS having predeceased NELLIE M. BASS, leaving PAMELA BASS PATTERSON AND GREGORY DAVID BASS, his Heirs at laws. For further reference see Affidavit of Heirship of record in Instrument No. 20181115-0112544, said Register's Office.

See Limited Powers of Attorney for Pamela Denise Bass-Patterson and Gregory David Bass of record in Instrument No. 20181115-0112545 and Instrument No. 20181115-0112546, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 161, Page 170 and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(**X**) property, known as **131 EASTMORELAND STREET, NASHVILLE, TN 37207**
(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 our hands this 19th day of November, 2018.

Edward Bass
EDWARD BASS

Hazel Bass Battle
HAZEL BASS BATTLE

Frederick Bass
FREDERICK BASS

Jonathan Bass
JONATHAN BASS

Devaughn Bass
DEVAUGHN BASS

Carolyn Bass Bellinger
CAROLYN BASS BELLINGER

Pamela Denise Bass-Patterson
By: Hazel Bass Battle, her attorney in fact
PAMELA DENISE BASS-PATTERSON
By: Hazel Bass Battle, her Attorney in Fact

Gregory David Bass
By: Hazel Bass Battle, his attorney in fact
GREGORY DAVID BASS
By: Hazel Bass Battle, his Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Edward Bass, Hazel Bass Battle, Frederick Bass, Jonathan Bass, Devaughn Bass, and Carolyn Bass Bellinger,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 19th day of November, 2018.

Lee A. Cohen
Notary Public

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: **May 2, 2022**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of November, 2018, before me personally appeared HAZEL BASS BATTLE, Attorney-in-Fact for PAMELA DENISE BASS-PATTERSON, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Pamela Denise Bass-Patterson, and who acknowledged that she executed the same as the free act and deed of Pamela Denise Bass-Patterson.

Lee A. Cohen
Notary Public

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission expires: **May 2, 2022**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of November, 2018, before me personally appeared HAZEL BASS BATTLE, Attorney-in-Fact for GREGORY DAVID BASS, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Gregory David Bass, and who acknowledged that she executed the same as the free act and deed of Gregory David Bass.

Lee A. Cohen
Notary Public

LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission expires: **May 2, 2022**