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

CRT File No. 181218771

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $245,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of January, 2019.

Notary Public
My Commission Expires: _____

RICHARD LOUIS RIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY EXPIRES NOVEMBER 8, 2021

Karen Johnson Davidson County
Batch# 186729 DEEDWARR
01/22/2019 12:47:19 PM 2 pgs
Fees: $13.00 Taxes: $906.50

20190122-0006095

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Virginia Bass Trust 205 Myhr Green Nashville TN 37221	New Owner	Tax Parcel ID No. 142-07-0C-072.00 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, **Peggy L Byram, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Virginia L. Bass, as Trustee, of the Virginia Bass Trust, dated July 31, 2006,** ("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 Unit No. 72, on the Horizontal Property Regime for Ashley Green, as recorded in the Master Deed of record in Book 7184, page 44, corrected in Book 7467, page 279 amended in Book 7482, page 312 and in Instrument No. 20111101-0084880, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to PEGGY L. BYRAM, by deed from J. FRANK WALTERS, of record in Instrument No. 20021101-0134362, dated October 30, 2002, said Register's Office.

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.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Rights of others in and to party walls.

Easement(s) of record in Book 6483, page 907, said Register's Office.

Agreement for Dedication of Easements for Sanitary Sewers of record in Book 5374, page 511, said Register's Office.

Master Deed of record in Book 7184, page 44, corrrected in Book 7467, page 279, amended in Book 7482, page 312 and in Instrument No. 20111101-0084880, said Register's Office.

Matters shown on the Boundary Plan of record in Plat Book 6900, page 978, said Register's Office.

This is improved property located at 205 Myhr Green Nashville TN 37221

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 18th day of January, 2019.

Peggy L. Byram by MB, attorney in fact

Peggy L Byram, by Mark Byram, 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, Mark Byram, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Peggy L Byram and that he is authorized by Peggy L Byram to execute this instrument on her behalf.

Witness my hand, at office, this 18th day of January, 2019.

Notary Public

My Commission Expires: _____

