Karen Johnson Davidson County Batch# 201358 **DEEDWARR** 03/04/2019 10:29:38 AM 2 pgs Fees: $13.00 Taxes: $666.00 20190304-0019362	**STATE OF TENNESSEE** **COUNTY OF Sumner** The actual consideration or value, whichever is greater, for this transfer is **$180,000.00** **Affiant** Subscribed and sworn to before me, this **28th** day of **February, 2019.** **Notary Public** **My commission expires:**

JENNIFER MCEWEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 03-23-2021

THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
383 East Main Street, Ste. 110
Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Sara M. Tinger **Brian J. Tinger**	**Community Mortgage LLC, ISAOA**	**11913011100**
520 Timmons Street	**19045 E. Valley View Parkway Suite F**	
Nashville, TN 37211	**Independence, MO 64055**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Albert Troy Bass, Jr. and wife, Mada Prince

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sara M. Tinger and Brian J. Tinger, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 22, College Heights, as shown on plat of record in Plat Book 332, Page 19, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

Being the same property conveyed to Albert Troy Bass, Jr. from Shawn Tilden and wife, Audra Tilden by Warranty Deed dated 4/25/11, and recorded in Instrument No. 20110506-0034911, said Register's Office. Mada Prince joins in this conveyance to convey any and all interest she may have, marital or otherwise.

Specific Power of Attorney executed by Albert Troy Bass, Jr. appointing Mada Prince to sign on their behalf dated _____ and recorded in Instrument No. 20190304-0019361, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as **520 Timmons Street, Nashville, TN 37211.**

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 in 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 **28th** day of **February, 2019**.

Albert Troy Bass, Jr. Mada Prince POA

Albert Troy Bass, Jr. by Malda Prince,
Attorney In Fact mp

Mada Prince

Malda Prince mp

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Malda Prince** to me known to be the person who executed the foregoing instrument in behalf of **Albert Troy Bass, Jr.** as his/her Attorney in Fact, and acknowledged that he/she executed the same as the free act and deed of the said **Malda Prince.**

Witness my hand, at office, this **28th** day of **February, 2019.**

Notary Public
My Commission Expires:_____

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-23-2021

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Malda Prince**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

Witness my hand, at office, this **28th** day of **February, 2019.**

Notary Public
My Commission Expires:_____

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-23-2021