Karen Johnson Davidson County
Batch# 203675 DEEDWARR
03/08/2019 10:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,034.15
20190308-0021472

THIS INSTRUMENT PREPARED BY:

Bradley T. Bald, Esq.
The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is: $279,500.00

Affiant

Subscribed and sworn to before me, this 27th day of February, 2019.

Notary Public
My Commission Expires: 7-26-21

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Adam Goodman 527 Harpeth Park Dr Nashville, TN 37221	New Owner	Tax Parcel ID No. 142-07-0I-020.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **IAN Y. BASS AND LAURA G. BASS, HUSBAND AND WIFE** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **ADAM TAYLOR GOODMAN, AN UNMARRIED MAN** ("Grantee"), his 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. 527, together with the appurtenant interest in the common elements of Harpeth Park Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20150430-0038713, amended in Instrument No 20150615-0056309, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned amended Declaration, and being located upon Lot No. 2 on the Plan of H.B. Hows of record in Plat Book 5190, page 195 and Lot No. 2 on the Plan of Belle Glen of record in Plat Book 8250, page 929 (previously known as Lot No. 1 on the Plan of H.B. Hows of record in Plat Book 5190, page 195), Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Laura G. Bass and Ian Y. Bass, wife and husband by Warranty deed from 7301 Highway 70, LLC, a Tennessee limited liability company of record in Instrument No. 20170508-0045283 Register's Office for Davidson County, Tennessee, dated April 28, 2017 and recorded on May 08, 2017.

This is improved property commonly known as: **527 Harpeth Park Drive, Nashville, TN 37221.**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and

restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her 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, Grantors have executed this instrument on this _____ day of February, 2019.

IAN Y. BASS

LAURA G. BASS

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **IAN Y. BASS and LAURA G. BASS**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 27th day of February, 2019.

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

Notary Public
My Commission Expires: 11/3/2020

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019