WARRANTY DEED

Karen Johnson Davidson County
Batch# 285147 DEEDWARR
09/13/2019 08:22:26 AM 4 pgs
Fees: $23.00 Taxes: $2,553.00

20190913-0092675

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $690,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11th DAY OF September 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires Aug 30, 2021

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Brian Kipp Turner and Amanda Cassetty Turner	New Owner	
(NAME)	(NAME)	
2205 Eulas Ct.		132-14-0-037.00
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **WILLIAM B. BASS, SUCCESSOR TRUSTEE OF THE MARGARET C. BASS FAMILY TRUST**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRIAN KIPP TURNER AND AMANDA CASSETTY TURNER, HUSBAND AND WIFE,** 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 No. 83 on the Plan of Oak Hill Valley Subdivision, as of record in Book 1835, Pages 15 and 16, Register's Office for said County, in which plan reference is hereby made for a more complete description.

Being the same property conveyed by Warranty Deed from Howard Nelson and wife, Margaret H. Nelson to Cato A. Bass, Jr. and wife, Margaret C. Bass, as recorded on the 13th day of March, 1962 in Deed Book 3346, Page 169, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed from Cato A. Bass, Jr. to Margaret C. Bass as recorded on the 14th day of June, 1991 in Deed Book 8372, Page 172 , in the Register's Office of Davidson County, Tennessee. Margaret C. Bass has since died and her testate estate was probated under Docket No. 15P87, in the Seventh Circuit Court for Davidson County, Tennessee. Her said estate vested the above referenced property in the Margaret C. Bass Family Trust, with Cato A. Bass and William B. Bass as Co-Trustees. Cato A. Bass has since died leaving William B. Bass as Successor Trustee.

The Trust beneficiaries, William B. Bass, married, Cato A. Bass, III, unmarried and Barbara McRee, join in said conveyance to convey any interest they may have in the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 877 Van Leer Drive, Nashville, TN 37220
(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 my hand this 11th day of September, 2019.

MARGARET C. BASS FAMILY TRUST

BY: /s/ William B. Bass Trustee

WILLIAM B. BASS, SUCCESSOR TRUSTEE

/s/ William B. Bass

WILLIAM B. BASS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, William B. Bass with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Successor Trustee of the Margaret C. Bass Family Trust, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Successor Trustee of said Trust.

Witness my hand and official seal this 11th day of September, 2019.

Commission expires:

KEVIN D. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

My Commission Expires Nov 5, 2019

Witness my hand this 11th day of September, 2019.

Cato A. Bass, III

Barbara McRee

Barbara McRee

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 **Cato A. Bass, III**, the bargainor, 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.

Witness my hand and official seal this [illegible] day of Sept, 2019.

Commission expires:

KEVIN D. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

My Commission Expires Nov 5, 2019

STATE OF NC
COUNTY OF Mecklenburg

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Barbara McRee**, 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.

Witness my hand and official seal this 9th day of September, 2019.

Commission expires:

Luz Mery Kraemer
NOTARY PUBLIC
Mecklenburg County, NC
My Commission Expires September 7, 2020

Notary Public

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 **William B. Bass**, the bargainor, 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.

Witness my hand and official seal this 11th day of September, 2019.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Nov 5, 2019