This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-5845

Karen Johnson Davidson County
Batch# 333517 DEEDWARR
12/23/2019 11:33:30 AM 3 pgs
Fees: $18.00 Taxes: $2,904.50
20191223-0132340

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $785,000.00

George Bragg III
Affiant

WESSLEY INSCOE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 20th day of December, 2019

Notary Public
My Commission Expires: 10-2-23

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
George Bragg, III and Maribel Bragg 521 General Kershaw Dr. Old Hickory, TN 37138	Regions Bank d/b/a Regions Mortgage 2050 Parkway Office Circle Hoover, AL 35244	064-00-0-070

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Bobby A. Bass and wife, Sandra F. Bass**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **George Bragg, III and wife, Maribel Bragg**, 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:

Being a certain tract or parcel of real estate situated within the bounds of Davidson County, Tennessee, and being further described as follows, to-wit:

Being a tract of land located on the westerly margin of General Kershaw Drive, and described according to a survey of James H. Ziegler, dated July 6, 1978, as follows:

BEGINNING at a point in the westerly margin of General Kershaw Drive, said point being northerly 2,433.89 feet from the northwesterly margin of Saundersville Road; thence leaving said margin, N 88° 24' 53" W, 1,124.20 feet to a point in a fence line and the easterly margin of a private drive; thence along the margin of the same, N 0° 30' 34" E, 200.00 feet to a point; thence leaving said margin, S 88° 24' 46" E, 1,122.73 feet to a point in the westerly margin of General Kershaw Drive; thence with the margin of the same, S 0° 5' 23" W 200.00 feet to the point of beginning and containing 5.15 acres, more or less.

Being the same property conveyed to Bobby A. Bass and wife, Sandra F. Bass by Quitclaim Deed from Smoky Forge, LLC, by Bobby A. Bass and Sandra F. Bass, as last members and managers, dated February 11, 2005, recorded March 4, 2005, of record in Instrument No. 20050304-0024291, Register's Office for Davidson County, Tennessee.

This is improved property located at: **521 General Kershaw Drive, Old Hickory, TN 37138.**

This conveyance is made subject to 1) Property taxes for the year 2020, and thereafter, a lien not yet due and payable. The 2019 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 20th day of December, 2019.

GRANTOR:

Bobby A. Bass

Sandra F. Bass

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Bobby A. Bass and Sandra F. Bass, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 20th day of December, 2019.

WESTCOR, INC. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 10-2-23

201912230132340

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

