WARRANTY DEED

Karen Johnson Davidson County
Batch# 348351 DEEDWARR
01/24/2020 01:28:25 PM 2 pgs
Fees: $13.00 Taxes: $740.00

20200124-0008932

A-JH-19-2132

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Margaret R. Means State of Tennessee Notary Public Davidson County My Commission Expires September 6, 2021

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cream City Development, LLC	**New Owner**	
(NAME) **1071 2nd Avenue South**	(NAME)	**105-16-0-201.00**
(ADDRESS) **Nashville, TN 37210**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM B. BASS AND SARA C. BASS REVOCABLE TRUST DATED 01/04/2008,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CREAM CITY DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being the Northwesterly part of Lot 2 on the Map of John C. Canady's Subdivision of West Lawn of record in Plat Book 332, Page 90, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said Lot fronts 54.75 feet on the Easterly side of an unnamed Street, running North and South from Rose Avenue to Napoleon Street, being the first street West of Nolensville Pike, and runs back between lines, 149.2 feet, more or less, on the North line, and 164.4 feet, more or less, on the South line, to a dead line on which it measures 50 feet.

Being the same property conveyed to William B. Bass and wife, Sara C. Bass, Trustees of the William B. Bass and Sara C. Bass Revocable Trust dated 01/04/2008 by Warranty deed from John C. Hamilton, Heir, Beulah M. Boatman, Heir, Gladys F. Cardet, Heir and Penney K. Hillis, Heir and Personal representative of the Estate of the Ruby Frances Fisher Hamilton Sparkman of record in Instrument No. 20130122-0006860 Register's Office for Davidson County, Tennessee, dated January 18, 2013 and recorded on January 22, 2013.

This conveyance is subject to:
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 90, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2132 Canady Avenue, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 21 DAY OF JANUARY, 2020.

William B. Bass and Sara C. Bass Revocable Trust dated 01/04/2008.

BY: William B. Bass
William B. Bass
Trustee

BY: Sara C. Bass
Sara C. Bass
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM B. BASS, TRUSTEE of WILLIAM B. BASS AND SARA C. BASS REVOCABLE TRUST DATED 01/04/2008., to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 21st of January, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212