WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

William B Bass
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF FEBRUARY, 2020.

Gail C Vincent
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-18-2022

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167

Karen Johnson Davidson County
Batch# 360942 DEEDWARR
02/21/2020 08:52:30 AM 2 pgs
Fees: $13.00 Taxes: $629.00

20200221-0019214

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF19-122087

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
William B. Bass and Sara C. Bass, Trustees of the William B. Bass and Sara C. Bass Revocable Trust dated January 4, 2008	William B. Bass and Sara C. Bass, Trustees of the William B. Bass and Sara C. Bass Revocable Trust dated January 4, 2008	
(NAME) PO Box 1391	(NAME) PO Box 1391	107-05-0-145.00
(ADDRESS) Goodlettsville, TN 37070	(ADDRESS) Goodlettsville, TN 37070	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Seventy Thousand And No/100 Dollars ($170,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, WILLIAM LAMB AND SPOUSE, KAREN F. LAMB, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM B. BASS AND SARA C. BASS, TRUSTEES OF THE WILLIAM B. BASS AND SARA C. BASS REVOCABLE TRUST DATED JANUARY 4, 2008, 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. 125 on the Plan of Bel-Air, Section Two of record in Plat Book 2900, Page 29, 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 Lot No. 125 fronts 65 feet on the easterly side of Elissa Drive and runs back 95 feet on the northerly hue and 127 feet on the southerly line, to a dead line in the rear on which it measures 72.5 feet.

Being the same property conveyed to William Lamb and spouse, Karen F. Lamb by Warranty deed from American Construction and Remodeling Co, Inc., a Corporation of record in Book 8660, page 726,

Register's Office for Davidson County, Tennessee, dated June 24, 1992 and recorded on June 25, 1992.

unimproved ☐
This is improved ☒ property, known as 714 Elissa Drive, Nashville, TN 37217
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness William Lamb and spouse, Karen F. Lamb this 18 day of February, 2020.

William Lamb

William Lamb

Karen F. Lamb

Karen F. Lamb

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 18th day of February, 2020, before me personally appeared William Lamb and Karen F. Lamb, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18th day of February, 2020.

Cheryl Buckingham

Notary Public

My Commission Expires: July 5, 2021

(SEAL)

CHERYL BUCKINGHAM-MIMMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON