This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

Recording Information:

Karen Johnson Davidson County
Batch# 380442 DEEDWARRSP
04/01/2020 10:28:30 AM 6 pgs
Fees: $33.00 Taxes: $891.70
20200401-0034874

SEND TAX BILL TO:
ADDRESS NEW OWNER:
Mike LaBorg
3013 Lana Lane
Greenbriar, TN 37073

MAP 032-10-0-002.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Therese Casler Conservator of the Person and Estate of Mamie Ruth Bass** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Mike LaBorg**, hereinafter called the "GRANTEE", his 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. 10 on the Plan of Section II, Quail Ridge Subdivision, as of record in Book 6200, page 467, Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for a more complete description.

Being the same property conveyed to Mamie Bass by Deed dated August 29, 2019 from Guardianship and Trusts Corporation, as Conservator for Markeith Bass of record in Instrument No. 20190913-0092880, Register's Office for Davidson County, Tennessee and Deed dated September 9, 2019 from Michael M. Castellarin, Administrator for the Estate of Markeith LaShane Bass, Davidson County Probate Docket No. 18P-1811, of record in Instrument No. 20190913-0092881, Register's Office for Davidson County, Tennessee.
Therese Casler was appointed Conservator of the Person and Estate of Mamie Ruth Bass by the Chancery Probate Court of Sumner County, Tennessee (see attached Exhibit A). "Order Approving Contract for Sale of Real Property" is attached as Exhibit B, wherein the Conservator is authorized to act on behalf of the Ward to close said contract.

Mamie Ruth Bass, Mamie Bass and Mamie R. Bass are one in the same person.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:
Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
Subject to restrictive covenants contained in an instrument of record in Trust Deed Book 6969, page 70, and 8163, page 781, and Book 10831, page 201 and Book 11688, page 872 said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
Subject to easements , set forth in an instrument of record in 7182, page 196, and 7745, page 813 said Register's Office, to which instrument reference is here made for the exact terms and details thereof.
Subject to all of those facts, conditions and limitations shown on the Plat of record in Book 6200, page 467, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.
Subject to Unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area and encroachments which an accurate and complete survey would disclose.

This is improved property known as 4600 Setter Court, Nashville, Tennessee 37207.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including any improvements located

thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including any improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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", his heirs and assigns, forever, and,

GRANTOR does covenants with the said "GRANTEE" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his heirs and assigns, against any person or entity taking by, thru, or under Grantor.

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 the 30th day of March, 2020.

Therese Casler, Conservator

Therese Casler, Conservator of the Person and Estate of Mamie Ruth Bass

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Therese Casler**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she **as Conservator of the Person and Estate of Mamie Ruth Bass** with the authority to do so, executed the within Special Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of March, 2020.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MAY 6, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $241,000.00.

Therese Casler, Conservator

AFFIANT

Subscribed and sworn to before me on this 30th day of March, 2020.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MAY 6, 2023

CERTIFICATION

I, Rebecca Waynick, do hereby make oath that I am 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.

Rebecca Waynick

State of Tennessee; County of Davidson

On this 30 day of March, 2020, personally appeared before me, a notary public for this county and state, Rebecca Waynick who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Caitlin Marie Smith
My Commission Expires:
202004010034874

CAITLIN MARIE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

EXHIBIT A

LETTERS OF CONSERVATORSHIP - CHANCERY PROBATE COURT

STATE OF TENNESSEE
Chancery Probate Court of Sumner County
at Gallatin

To THERESE CASLER, Conservator
a citizen of SUMNER COUNTY, TENNESSEE :
Whereas, It appearing to the Clerk and Master of Sumner County, MARK T. SMITH,
and the Court being satisfied as to your right to the conservatorship of said person MAMIE RUTH BASS and you having given bond and qualified according to law, and the Court having ordered that Letters of Conservatorship be issued to you:

You are, therefore, authorized to take into your possession, for the use and benefit of said ward, MAMIE RUTH BASS the profits of the lands, tenements, and hereditaments belonging to said and also the goods, chattels, and other personal estate of the said person; to bring such suits or actions in relation therefore as may be deemed necessary; to return to the next Court after the date hereof a statement, on oath, of all the estate which shall have come into your hands or possession; to exhibit annually an account of the profits and disbursements thereof; to return a new list of the estate of said ward, two years from the date hereof, and to renew your bond as such, and to faithfully perform all the duties required of you by law in relation to said conservatorship; and upon the order of the court, if required to make final settlement thereof, to deliver and pay to the person, lawfully authorized to receive the same, the residue of said estate, including the profits arising therefrom. Herein fail not.

Witness, MARK T. SMITH, Clerk and Master, at office, this 25 DAY OF September, 2019

/s/MARK T. SMITH, Clerk & Master

_____ D.C.

STATE OF TENNESSEE
COUNTY OF SUMNER

I, THERESE CASLER, do solemnly swear or affirm that I will honestly and faithfully execute the duties of Conservator of THE PERSON AND THE ESTATE OF MAMIE RUTH BASS according to the laws of the state of Tennessee to the best of my knowledge and ability, so help me God.

_____

Sworn to and subscribed to before me this 4 DAY OF October 2019

_____
Deputy Clerk/Sumner County Chancery Court

STATE OF TENNESSEE
Sumner County}

I, MARK T. SMITH, Clerk & Master of the Chancery Probate Court of said County, do hereby certify that the foregoing is a true and perfect copy of Letters of Conservatorship issued to THERESE CASLER and I do further certify that still the acting Conservator of THE ESTATE AND THE PERSON MAMIE RUTH BASS and you having given bond and qualified according to law, and the Court having ordered that Letters of Conservatorship of THE ESTATE AND THE PERSON OF MAMIE RUTH BASS, Ward, and acts as such are entitled to full faith and credit, as appears from the records in this court of Gallatin, Tennessee.

Witness my hand and official seal, at office this 4th day of October

_____

CHANCERY COURT SUMNER COUNTY GALLATIN, TN

202004010034874

FAXED SUMNER CHANCERY
RECD SUMNER CHANCERY
MAR 20 2020 PM12:11

EXHIBIT B

FILED SUMNER CHANCERY
MAR 24 2020 PM4:21

C

IN THE PROBATE COURT FOR SUMNER COUNTY, TENNESSEE
AT GALLATIN

IN RE:	)	No. **2019-PR-362**
	)	**NOTICE OF ENTRY REQUESTED**
CONSERVATORSHIP OF MAMIE BASS	)	via email: graysoncannon@phillipsandingrum.com

ORDER APPROVING CONTRACT FOR SALE OF REAL PROPERTY

This cause came on to be heard on the Motion of the Conservator, THERESE CASLER, by and through counsel, to approve the contract for sale of the Ward's real property located at 4600 Setter Court, Nashville, Davidson County, Tennessee. An auction of said property was conducted on March 6, 2020 and a contract was obtained from a proposed buyer as evidenced by the contract attached to said motion as Exhibit A and incorporated herein by reference. The offer was not raised with the Clerk + Master within 10 days.

Based on the Motion and Exhibit, and the entire record in this cause, from all of which it appears, that it is in the best interest of the Ward for the Court to issue an order allowing the sale of the real property by the Conservator and it further appearing that the proposed contract is reasonable under the circumstances and its approval would be in the best interests of the Ward;

IT IS THEREFORE ORDERED, that the contract for sale of the real property of the Ward located at 4600 Setter Court, made and entered into with Mike LaBorg on March 6, 2020 be and the same hereby is approved, and the Conservator is authorized to act on behalf of the Ward to close said contract and to execute any and all documents necessary to close, including but not limited to deeds, affidavits, closing and settlement statements, and any and all other documents reasonably necessary to effect a closing on said contract on behalf of the Ward, with all proceeds of sale to be payable to the Clerk and Master of Sumner County for the benefit of the Ward.

202004010034874

ENTERED this the 24 day of March, 2020.

LOUIS W. OLIVER, III
Chancellor

Approved for Entry:

PHILLIPS & INGRUM

By: _____
GRAYSON SMITH CANNON
Attorney for Conservator

117 East Main Street
Gallatin, Tennessee 37066
Telephone: (615) 452-8030
Facsimile: (615) 452-3863
graysoncannon@phillipsandingrum.com
BPR No. 13183

CERTIFICATE OF SERVICE

I hereby certify that a true and exact copy of the foregoing has been forwarded to:

Adam R. Hill, Esq.
102 Woodmont Blvd, Ste. 200
Nashville, Tennessee 37205
Guardian ad Litem

Ms. Dakita Bass
c/o 215 Virginia Drive
Lebanon, Tennessee 37087

Ms. Beverly Bass
c/o 3609 Wallaby Place
Mt. Juliet, Tennessee 37122

Ms. Billie Strong
215 Virginia Drive
Lebanon, Tennessee 37087

Ms. Montrea Freeman
119 Belinda Parkway, Apt. 319
Mt. Juliet, Tennessee 37122

Ms. Shelly Bass
3609 Wallaby Pl
Mt Juliet TN 37122

Ms. Loretta Patterson
407 Parkside Circle
Lebanon, Tennessee 37087

Mr. Malcolm Seay
105 E High St
Lebanon TN 37087

Mr. Orlando Patterson, #263499
1440 Union Springs Road
Whiteville, Tennesse 38075

Ms. Brittany Seay
205 Inman Ct
Lebanon TN 37087

Ms. Shantina Wade, #451337
480 Green Chapel Rd
Henning, TN 38041

Ms. Michelle Bass
17568 Greenlawn
Detroit MI 48221

on this the 20 day of March, 2020.

By: _____
GRAYSON SMITH CANNON