Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B18-1495

Bill Garrett Davidson County
Batch# 119129 **DEEDWARR**
07/23/2018 09:57:21 AM 2 pgs
Fees: $13.00 Taxes: $814.00

20180723-0071325

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS July 18, 2018

Notary Public
Commission Expires: 12/15/21

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
The 8300 Sawyer Brown Trust PO Box 160772 Nashville, TN 37216	SAME AS BUYER	142-05-0B-109.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Arturo Villalba and Virginia Villalba, Co-Trustees of the Arturo and Virginia Villalba Living Trust dated May 9, 2016

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Josh Terry, Trustee of The 8300 Sawyer Brown Trust

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 Unit No. S-306, on the plan of River Plantation Condominium Apartments, Section 3, according to the Master Deed of record in Book 4784, Page 464, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 4675, Page(s) 75 through 77, inclusive as amended in Book 4675, Page(s) 103 through 105, inclusive, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description

(dated May 9, 2016)

Being the same property conveyed to Arturo Villalba and Virginia Villalba, Co-trustees of the Arturo Villalba and Virginia Villalba Living Trust by Quit Claim deed from Arturo Villalba and wife, Virginia Villalba of record in Instrument No. 20160610-0059162 Register's Office for Davidson County, Tennessee, dated June 08, 2016 and recorded on June 10, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

TG, W, AV

5306

This is improved property known as: 8300 Sawyer Brown Road, Nashville, TN 37221

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the July 18, 2018.

Virginia Villalba, Co-Trustee

Arturo Villalba, Co-Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Virginia Villalba and Arturo Villalba,** the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged themselves to be the Co-Trustees of The Arturo and Virginia Villalba Living Trust dated May 9, 2016 the within named bargainor, and that they as such Co-Trustees being authorized to do so, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 18th day of July, 2018.

Notary Public
My Commission Expires: _____

(Notary Seal)

TAYLOR GRILLS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
1/19/2022
COUNTY OF WILLIAMSON