FILE NUMBER
MA1-190020(2)

TRUSTEE'S DEED

Karen Johnson Davidson County
Batch# 202805 DEEDWARR
03/06/2019 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $666.00
20190306-0020635

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

James Doza
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of March, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

J. WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-09-2021

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
James Doza	James Doza	142 01 0A 009.00 CO
(NAME)	(NAME) B-3	
8207 Sawyer Brown Rd, B-3	8207 Sawyer Brown Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For Good and valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned J. Steven Bachuss, Trustee of the Kathleen B. Wray Living Trust, an inter vivos trust established by Revocable Trust Agreement dated August 24, 2004, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James Doza, an unmarried person, hereinafter referred to as Grantee, his heirs and assigns forever, all of its right, title and interest in the following described real estate, situated Davidson County, State of Tennessee, described as follow, to-wit:

Unit No. B-3, together with the Carport designated No. B-3-C, in River Plantations, Section One, A Condominium, a Horizontal Property Regime, located on Highway 70 South, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantations, Section One, Condominium Apartments, recorded in Book 4460, page 59, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4562, page 474, of the Register's Office of Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of River Plantations, Section One, Condominium Apartments, contained in the Master Deed, and the By-Laws appended thereto, recorded in Book 4562, page 474, of the Register's Office of Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Kathleen B. Wray by Warranty Deed from Haury and Smith Contractors, Inc., a Tennessee Corporation dated March 9, 1972 and recorded April 5, 1972 in Book 4590, Page 149, in said Register's Office for Davidson County, Tennessee.

The said Kathleen B. Wray, a/k/a Kathleen Wray Dial, having died testate on October 5, 2012, leaving the subject property, by the terms of her Last Will and Testament, to J. Steven Bachuss, Trustee of the Kathleen B. Wray Living Trust, an inter vivos trust established by Revocable Trust Agreement dated August 24, 2004, and said Last Will and Testament having been probated in the Probate Court for Davidson County, Tennessee, Docket No. 13P-251. The said Last Will and Testament of Kathleen Wray Dial having provided that the decedent's real estate was to be considered as a part of and administered by the executor of the probate estate, the duly appointed executor of the estate of Kathleen Wray Dial having thus executed an Executor's Deed of even date herewith, and the same being recorded as Instrument No. 201903060020634 , in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 8207 Sawyer Brown Road, Unit B-3, 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 said GRANTEE(S), his/her/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), his/her/their heirs and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR, but not otherwise. Wherever used herein, the singular form shall include the plural, the plural the singular, and the use of any gender-specific pronoun shall be applicable to all genders.

Witness our hands this 1st day of March, 2019.

J. Steven Bachuss, Trustee of the Kathleen B. Wray Living Trust, an inter vivos trust established by Revocable Trust Agreement dated August 24, 2004

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named J. Steven Bachuss, Trustee of the Kathleen B. Wray Living Trust, an inter vivos trust established by Revocable Trust Agreement dated August 24, 2004, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of March, 2019.

Notary Public

My Commission Expires: 11/08/2021

J. WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2021

(SEAL)

True Copy Certification for Recording Purposes

I, CHERYL FIGLIO, 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.

Signature of Custodian/Certifier

State of Tennessee County of Davidson **SS:**

Before me, RHONDA S. HARDISON, a notary public for this county and state, personally appeared CHERYL FIGLIO (certifier), with who I am personally acquainted, and who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

RHONDA S. HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 12-20-2021

Comm exp: 12.20.21