WARRANTY DEED

Karen Johnson Davidson County
Batch# 327088 DEEDWARR
12/09/2019 01:01:30 PM 3 pgs
Fees: $18.00 Taxes: $27.75
20191209-0126811

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $7,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MATTHEW PHELAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: ARK190258TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Courtney Stone and Nicholas Cappelli	Courtney Stone and Nicholas Cappelli	
(NAME) 3813 Burrus Street	(NAME) 3813 Burrus Street	061-14-0-111.00
(ADDRESS) Nashville, TN 37216	(ADDRESS) Nashville, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Seven Thousand Five Hundred And No/100 Dollars ($7,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **THE WILLS FAMILY TRUST, DATED AUGUST 13, 2002, A TENNESSEE REVOCABLE LIVING TRUST, GARDNER R. WILLS, TRUSTEE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **COURTNEY STONE AND NICHOLAS CAPPELLI, WIFE AND HUSBAND**, 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. 2 on the Plan of Final Plat, Resubdivision Part of Lot 74, Maplewood Home Tract of record in Plat at Instrument No. 20191106-0114716, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

LESS AND EXCEPT the following, which has already been conveyed to Grantees by Warranty Deed recorded as Instrument No. 20180904-0087512:

Land lying in the 8th Councilmanic District of Nashville, Davidson County, Tennessee, and being Map 61-14, Parcel 111, property of David & Wendy Willis of record in Instr. No. 20180606-0054268 and being part of Lot 74 Maplewood Home Tract of record in Plat Book 421, page 174 and being more particularly described as follows:
Beginning at a railroad spike in an existing gravel driveway and in the west right-of-way of Burrus Street and the common corner of Map 61-14, Parcel 112 property of the Willis Family Trust, Gardner and Niki Willis of record in Instr. No. 20020814-0098283 and being part of Lot 74 Maplewood Home Tract of record in Plat Book 421, page 174; Thence with Parcel 112 for the following 2 calls:
N 68 deg. 52' 33" W, 150.23' to an iron pipe old;N 25 deg. 06' 16" E, 45.06' to an iron pipe old and in the south line of Map 61-14, Parcel 232, property of Urban Dwell Homes, LP of record in Instr. No. 20180629-0063239 and being part of Lot 75 Maplewood Home Tract of record in Plat Book 421, page 174; Thence S 70 deg. 40' 51" E, 152.24' to a 5/8" iron pin new with HFR Design Cap and in the west right-of-way of Burrus Street; Thence with Burrus Street, S 26 deg. 56' 15" W, 50.00' to the Point of Beginning and containing 7,149 square feet, or 0.164 acres, more or less, according to survey by Michael R. Williams, RLS #1906, dated August 27, 2018.

This conveyance unifies ownership in Lot No. 2 on the Plan of Final Plat, Resubdivision Part of Lot 74, Maplewood Home Tract in Grantees.

Being a portion of the same property conveyed to The Wills Family Trust, dated August 13, 2002, Gardner R. Wills and Niki I Wills, Co-Trustees, a Tennessee revocable living trust by Warranty deed from Gardner

R. Wills and wife, Niki Wills of record in Instrument No. 20020814-0098283 Register's Office for Davidson County, Tennessee, dated August 13, 2002 and recorded on August 14, 2002.

Being a portion of the same property conveyed to Gardner R. Wills and Niki Wills, husband and wife by Warranty deed from Michael L. Singleton, unmarried of record in Book 11665, page 500, Register's Office for Davidson County, Tennessee, dated September 15, 1999 and recorded on September 17, 1999.

unimproved ☐
This is improved ☒ property, known as 3813 Burrus Street, Nashville, TN 37216
(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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

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 The Wills Family Trust, dated August 13, 2002, a Tennessee revocable living trust, Gardner R. Wills, Trustee this 6 day of DECEMBER, 2019.

The Wills Family Trust, dated August 13, 2002, a Tennessee revocable living trust

BY: Gardner R. Wills
Gardner R. Wills, Trustee

STATE OF TENNESSEE
COUNTY OF Sumner

On this 6 day of December, 2019, before me personally appeared Gardner R. Wills, Trustee of The Wills Family Trust, dated August 13, 2002, a Tennessee revocable living trust, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Sumner County, Tennessee this 6 day of December, 2019.

Commission Expires: My Commission Expires September 20, 2022

Cheryl A Eckley
Notary Public

CHERYL A ECKLEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I, Matthew Phelan, do hereby make oath that I am a licensed attorney and/or 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 and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Thomas Vorholt II, a notary public for this county and state, Matthew Phelan who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires 8-4-20

Notary Seal

