(1)

Karen Johnson Davidson County
Batch# 336698 DEEDWARR
12/31/2019 09:28:07 AM 2 pgs
Fees: $13.00 Taxes: $1,272.80

20191231-0134836

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT191200415

WARRANTY DEED

RUSSELL J MCCANN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JUNE 12, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$344,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
27th day of December, 2019

Notary Public

MY COMMISSION EXPIRES:_____

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rodolfo Damazo Morelos **427 Brewer Dr.** **Nashville, TN 37211**	New Owner	**161-08-018.00**

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, WE,

William B. Bass & Sara C. Bass Trustees of the William B. Bass and Sara C. Bass Revocable Trust dated January 4, 2008

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rodolfo Damazo Morelos

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. 6 on the Plan of Kingswood Park, Resubdivision of Lots 5 & 6, as shown on plat of record in Instrument No. 20010201-0009799, in the Register's Office of Davidson County

BEING the same property conveyed to William B. Bass and Sara C. Bass, Trustees of the William B. Bass and Sara C. Bass Revocable Trust dated January 4, 2008, by Warranty Deed, from Carolyn Ann Ellis, Successor Trustee of the Earl and June P. Escue Trust dated July 31,1998, a Revocable Living Trust and Carolyn Ann Ellis, Administrator and Heir of the Estate of June P. Escue and Belinda Gayle Cashion, Heir of the Estate of June P. Escue, dated 08/07/17, recorded 08/22/17, in Instrument No. 20170822-0081232, in the Register's Office of Davidson County, Tennessee, and by Scrivener's Affadavit dated 08/18/17, recorded 08/22/17, in Instrument No. 20170822-0086053, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **427 Brewer Dr., Nashville, TN 37211**
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.

Witness our hands this 27th day of December, 2019.

William B. Bass & Sara C. Bass Trustees of the William B. Bass and Sara C. Bass Revocable Trust dated January 4, 2008

BY: William B. Bass
William B. Bass, Trustee

Sara C. Bass
Sara C. Bass, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William B. Bass & Sara C. Bass Trustees of the William B. Bass and Sara C. Bass Revocable Trust dated January 4, 2008 the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of December, 2019.

Commission Expires:_____

Gail C. Vincent
Notary Public

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