14792

WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of July, 2020

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

return to: **THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Trustee Inc., as Trustee of the 726 Wildview Dr Estate Planning Land Trust	NEW OWNER	11916003500
(NAME)	(NAME)	
PO Box 60524		
(ADDRESS)	(ADDRESS)	
Nashville TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 431487 **DEEDWARR**
07/07/2020 10:08:29 AM 2 pgs
Fees: $13.00 Taxes: $592.00



20200707-0072854

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Peggy J Nease,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Trustee Inc., as Trustee of the 726 Wildview Dr Estate Planning Land 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:

Being Lot NO. 131 on the Plan of Battlewood, Section II, as of record in Book 1835, pages 95 and 96, Register's Office for Davidson County, Tennessee.

Said Lot No. 131 fronts 135.5 feet on the easterly side of Wildview Drive and runs back between lines measuring 199.98 feet on the northerly line and 198.72 feet on the southerly line to a dead line measuring 100 feet thereon.

Being the same property conveyed to Peggy J Nease, by deed of record in Instrument NO. 20171218-0128876, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 726 Wildview Drive, Nashville, TN 37211
(House Number) (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.

Witness my/our hands this 2nd day of July, 2020.

Peggy J Nease

State of Tennessee
County of Davidson

Personally appeared before me Peggy J Nease, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 2nd day of July, 2020.

Notary Public
My Commission Expires

File No. 24792

CLAY HAZELWOOD
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-24-2022