Karen Johnson Davidson County
Batch# 508619 DEEDWARR
11/04/2020 08:54:30 AM 3 pgs
Fees: $18.00 Taxes: $3,237.50
20201104-0128936

| THIS INSTRUMENT PREPARED BY:<br><br>The Row Title & Escrow, LLC<br>20 Music Square West, Suite 200<br>Nashville, TN 37203<br><br>BRITTANY SENSABAUGH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-09-2023 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $875,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 28th day of October, 2020.<br><br>Notary Public<br>My Commission Expires: |
|---|---|

## WARRANTY DEED

| Address New Owner:<br>BAH Revocable Trust<br>P O BOX 340020<br>Nashville, TN 37203 | Send Tax Bills to:<br>P O BOX 340020<br>Nashville, TN 37203 | Tax Information:<br>Tax Parcel ID No.<br>072-08-0-028.00 |
|---|---|---|

**FOR AND IN CONSIDERATION** of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE WI TRUST, JOHN JOSEPH MCCAULEY III AND VANESSA LEE CARLTON, TRUSTEES** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JEN CONGER, TRUSTEE OF THE BAH REVOCABLE TRUST UNDER AGREEMENT DATED MARCH 13, 2018** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

**Land in Davidson County, Tennessee, being the Easterly 20 feet of Lot No. 8, all of Lot No. 9, and the Westerly 20 feet of Lot No. 10, Block A on the Plan of Inglewood Golf Club Estates of record in Book 843, page 98, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:**

**Said lot fronts 100 feet on the Northerly side of McGavock Pike (formerly Williams Ferry Road) and runs back between lines, as measured from the center line of said road, 547 feet, more or less, on the Westerly line and 374 feet, more or less, on the Easterly line to a dead line and measures 209.8 feet, more or less thereon.**

**Being the same property conveyed to VANESSA L. CARLTON AND JOHN MCCAULEY, III, WIFE AND HUSBAND, by deed from DANIEL L. DEFELICE AND CATHRYN M. DEFELICE, HUSBAND AND WIFE, of record as Instrument No. 20161006-0105847, dated October 5, 2016, said Register's Office.**

**VANESSA L. CARLTON AND JOHN MCCAULEY, III, WIFE AND HUSBAND, further conveyed said property to THE WI TRUST, JOHN JOSEPH MCCAULEY III AND VANESSA LEE CARLTON, TRUSTEES, by Quitclaim Deed of record as Instrument No. 20180601-0052514, dated May 29, 2018, said Register's Office.**

This is improved property commonly known as: **1441 McGavock Pike, Nashville, TN 37216**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors,

restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 27 day of OCTOBER, 2020.

**THE WI TRUST**

x _____

**VANESSA LEE CARLTON, Co-Trustee**

x _____

**JOHN JOSEPH MCCAULEY III, Co-Trustee**

STATE OF NY )
)
COUNTY OF SULLIVAN )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **JOHN JOSEPH MCCAULEY III AND VANESSA LEE CARLTON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such persons to be the Co-Trustees of **THE WI TRUST**, and that they as such Co-Trustees, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust as its Co-Trustees.

Witness my hand and seal, this 27 day of OCTOBER, 2020.

DAVID G. KOMATZ
Notary Public, State of New York
Reg. No. 01KO6148663
Qualified in Sullivan County
Commission Expires June 26, 2022

_____
Notary Public
My Commission Expires: 6/26/22

# True Copy Certification

I, Margaret Philpott, do hereby make oath that I am a licensed attorney and/or 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

State of Tennessee

County of Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

Notary Public

My Commission Expires: 05-09-23