THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 201030990

Karen Johnson Davidson County
Batch# 518038 DEEDWARR
11/17/2020 03:50:10 PM 2 pgs
Fees: $13.00 Taxes: $1,443.00

20201117-0135537

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $390,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of November, 2020.

Notary Public
My Commission Expires:

SANDRA DENISE WOODS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-20-2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ryan Lowe 3811 Burrus Street Nashville TN 37216	~~New Owner~~ Studio Bank 124 12th Ave. S, Ste. 400 Nashville, TN 37203	Tax Parcel ID No. 061 14 0 112.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David C. Wills, Successor Trustee of The Wills Family Trust dated August 13, 2002** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Ryan Lowe, unmarried**, ("Grantees"), 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 Lot No. 1 on the Plan of the Resubdivision of Part of Lot No. 74 of the Maplewood Home Tract, as of record in Instrument No. 20191106-0114716, Register's Office for said County, to which Plan reference is made for a more complete description.

Being part 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, in the Register's Office of Davidson County, Tennessee, dated August 13, 2002 and recorded on August 14, 2002. Niki I. Wills having died on February 12, 2009. Gardner R. Wills having died on July 20th, 2020. David C. Wills named as Successor Co-Trustee in the Wills Family Trust dated August 13, 2002. See also Probate No. 2020-PR-474 in the Chancery Court for the Eighteenth Judicial District of Tennessee as Gallatin.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Subdivision of Maplewood Home Tract, as recorded in Plat Book 421, Page(s) 174.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Part of Lot 74 Maplewood Home Tract, as recorded in Instrument No. 20191106-0114716.

Agreement for Driveway, recorded in Instrument No. _____.

This is improved property located at 3811 Burrus Street Nashville TN 37216

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has 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, 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 12th day of November, 2020.

The Wills Family Trust dated August 13, 2002

_____ _____

BY: David C. Wills, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David C. Wills, Successor Trustee, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Successor Trustee for The Wills Family Trust dated August 13, 2002, the maker or a constituent of the maker and are authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 12th day of November, 2020.

_____
Notary Public
My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022