WARRANTY DEED

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 9, 2023

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $338,500.00

Tracy Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of February, 2021

Jenna Lyn Preble
Notary Public

MY COMMISSION EXPIRES: May 9, 2023

(AFFIX SEAL)

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
Christopher James Motitz Alexandra Christine Ess	New Owner	11916003500
(NAME)	(NAME)	
726 Wildview Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 580205 **DEEDWARR**
03/01/2021 10:40:30 AM 2 pgs
Fees: $13.00 Taxes: $1,252.45

20210301-0025263

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/WE, **Trustee Inc., as Trustee of the 726 Wildview Dr Estate Planning Land Trust,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Alexandra Christine Ess and Christopher James Moritz, 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:

Being Lot NO. 131 on the Plan of Battlewood, Section I, 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 n 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 Trustee Inc.,., Trustee of the 726 Wildview Dr Estate Planning Land Trust, by deed of record in Instrument No. 20200707-0072854, 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 lard, 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 25th day of February, 2021.

Trustee Inc., as Trustee of the 726 Wildview Dr Estate Planning Land Trust

State of Tennessee
County of Davidson

On this the 25th day of February, 2021, before me. personally appeared Victor Hazelwood, Authorized Agent of Trustee Inc as Trustee of the 726 Wildview Dr Estate Planning land Trust. to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

WITNESS my hand and seal this 25th day of February 2021.

Notary Public
My Commission Expires: _____

File No.: 15327

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022