Karen Johnson Davidson County
Batch# 617407 DEEDWARR
04/19/2021 09:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20210419-0051689

Warranty Deed

JAMES R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON Williamson

The actual consideration or value, whichever is greater, for this transfer is $525,000.00

Affiant

Subscribed and sworn to before me, this the 16th day of April, 2021.

Notary Public

My commission expires: 6-26-21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Taylor Edward Butler Lauren Walker Butler	Pinnacle Dawson	115-07-0-052.00
733 West Meade Dr	150 3rd Ave S., Ste 1000	
Nashville, TN 37205	Nashville, TN 37201	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MYRA J. BESS, TRUSTEE OF BESS TN GAP TRUST U/A/D 04/01/2014**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAUREN WALKER BUTLER AND TAYLOR EDWARD BUTLER, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 2 on the Plan of Section I, West Meade Addition of record in Plat Book 2330, Page 114, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Myra Sewell Bess, my wife by Warranty deed from Roy F. Bess, Jr. of record in Book 4820, page 620, Register's Office for Davidson County, Tennessee, dated May 29, 1974 and recorded on May 31, 1974

Being the same property conveyed to Roy F. Bess, Jr., and wife, Myra J. Bess trustees of the Bess joint revocable lining Trust agreement U/A/D December 11, 1998 by Quitclaim deed from Roy F. Bess, Jr., and Myra Sewell Bess, individually of record in Book 11250, page 370, Register's Office for Davidson County, Tennessee, dated December 11, 1998 and recorded on December 14, 1998.

Being the same property conveyed to Myra J. Bess, Trustee of the Bess TN Gap Trust U/A/D 04/04/2014, a testamentary trust created pursuant to the Second Restatement of the Bess Joint Revocable Living Trust Agreement by Quitclaim deed from Myra J. Bess, surviving Trustee of the Bess Joint Revocable Living Trust Agreement U/A/D 12/11/1998, which was subsequently restated on 02/21/2013 of record in Instrument No. 20140502-0037647 Register's Office for Davidson County, Tennessee, dated May 01, 2014 and recorded on May 02, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 733 West Meade Drive, Nashville, TN 37205, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of April, 2021.

Bess TN Gap Trust U/A/D 04/01/2014

By: _____
Myra J. Bess, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Myra J. Bess, Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of Bess TN Gap Trust U/A/D 04/01/2014, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 16th day of April, 2021.

_____
Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

True Copy Certification

I, **Nick Harris**, 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 Williamson

Personally appeared before me, **Bethany D. Scott**, a notary public for this county and state, **Nick Harris**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/7/22

BETHANY D. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY