WARRANTY DEED

Karen Johnson Davidson County
Batch# 639297 DEEDWARR
05/19/2021 09:40:34 AM 2 pgs
Fees: $13.00 Taxes: $1,526.25

20210519-0067657

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $412,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of May, 2021

Notary Public

MY COMMISSION EXPIRES: 11/8/21

(AFFIX SEAL)

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rebecca Olivia Wilson	CapStar Bank	14203003500
(NAME)	(NAME)	
708 Wagon Drive	2002 Richard Jones Road, Ste 300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Laura Grau Bass and Ian Yahn Bass, Trustees of the Bass Family Revocable Trust Agreement,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Rebecca Olivia Wilson, an unmarried woman,** 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:

Land in Davidson County being Lot No. 373 on the Plan on the Plan of Walnut Hill Manor, Section 1, of record in Book 4460, Page 108, Register's office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Laura Grau Bass and Ian Y. Bass, husband and wife by deed dated February 24, 2019 from Lucas A. Moomaw, Aubrey Burton Moomaw and Julie Moomaw of record in Instrument No. 20190307-0021055, Register's Office for Davidson County, Tennessee. Thereafter Laura Grau Bass and Ian Y. Bass, wife and husband conveyed their interest in said property to Laura Grau Bass and Ian Yahn Bass, Trustees of the Bass Family Revocable Trust Agreement by deed of record in Instrument No. 20200519-0051780, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 708 Wagon Drive, Nashville, TN 37221
(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 18th day of May, 2021.

Laura Grau Bass and Ian Yahn Bass, Trustees of The Bass Family Revocable Trust Agreement

By: Laura Grau Bass Co-trustee
Laura Grau Bass, Co-Trustee

By: Ian Yahn Bass, co-trustee
Ian Yahn Bass, Co-Trustee

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, **Laura Grau Bass and Ian Yahn Bass** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be **Co-Trustees of Laura Grau Bass and Ian Yahn Bass, Trustees of the Bass Family Revocable Trust Agreement** and that they as such **Co-Trustees** executed the foregoing instrument for purposes therein contained, by signing the name of the entity by themselves as **Co-Trustees.**

WITNESS my hand and seal this 18th day of May, 2021.

Notary Public I. Dyke Tatum
My Commission Expires: May 05, 2025

File No.: 21-Wilson

