THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P21-30398

Karen Johnson Davidson County
Batch# 649401 DEEDWARR
06/04/2021 10:38:02 AM 2 pgs
Fees: $13.00 Taxes: $5,550.00
20210604-0075090

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, ~~FOR THIS TRANSFER~~ IS $ **1,500,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF June, 2021. Tracey Perry

Notary Public

MY COMMISSION EXPIRES: Sept 6, 2022

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
R. L. Moore, Trustee of The Canterbury Trust	New Owner	MAP
1207 Canterbury Drive		PARCEL 130-09-0-161.00
Nashville, TN		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Michael J. DeWitt and wife, Martha Bess DeWitt**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **R. L. Moore, Trustee of The Canterbury Trust**

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, Tennessee, being Lot No. 13 of Block 3, on the Map of the Highlands of Belle Meade, of record in Book 547, page 180, Register's Office for said County.

Said Lot No. 13 fronts 175 feet on the Westerly side of Canterbury Drive and runs back between lines 252 feet 6 inches on the Northerly line and 221 feet 8 inches on the Southerly line to a dead line in the rear, on which it measures 170 feet.

Being the same property conveyed to Michael J. DeWitt and wife, Martha Bess DeWitt by Warranty deed from Elizabeth D. Wilson, a widow of record in Book 5072, page 815, Register's Office for Davidson County, Tennessee, dated September 27, 1976 and recorded on September 28, 1976.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **1207 Canterbury Drive, Nashville, TN .**

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 our hand(s) this the 3rd day of June, 2021.

Michael J. DeWitt

Martha Bess DeWitt

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael J. DeWitt** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 3rd day of June, 2021.

My Commission expires: Sept 6, 2022

Tracey Perry
Notary Public

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Martha Bess DeWitt** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 3rd day of June, 2021.

My Commission expires: Sept. 6, 2022

Tracey Perry
Notary Public

TRACEY PERRY
TENNESSEE
NOTARY