BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 775845 DEEDWARR
12/17/2021 10:32:35 AM 3 pgs
Fees: $18.00 Taxes: $1,640.95

20211217-0167096

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $443,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS ___ DAY OF December, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires 10/2/23

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bennie Batson	**SAME**	
(NAME)	(NAME)	116-08-0J-003.00-CO
227 Woodmont Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **PACIFIC PREMIER TRUST, A DIVISION OF PACIFIC PREMIER BANK, SUCCESSOR TO PENSCO TRUST COMPANY LLC, CUSTODIAN FBO ROBERT ANGUS IRA 25% AND FBO SARAH ANGUS IRA 75%** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BENNIE BATSON, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HER 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. 3 on the Plan of Kenner Manor, Revised, of record in Plat Book 6250, Page 777, 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 Pensco Trust Company LLC, Custodian FBO Robert Angus IRA 25% and Pensco Trust Company LLC, Custodian FBO Sarah Angus IRA 75% by Warranty Deed from Joanna Renee Price Walker, Married, of record in Instrument No. 20180629-0062989, Register's Office for Davidson County, Tennessee, dated June 28, 2018. Pensco Trust Company, LLC is now known as Pacific Premier Trust as a result of the merger of Pensco Trust Company, LLC, a Division of Opus Bank, into Pacific Premier Bank of which Pacific Premier Trust is a wholly owned subsidiary.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 227 Woodmont Circle, Nashville, TN 37205
(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 hand this 15th day of December, 2021

PACIFIC PREMIER TRUST, A DIVISION OF PACIFIC PREMIER BANK, SUCCESSOR TO PENSCO TRUST COMPANY LLC CUSTODIAN FBO ROBERT ANGUS IRA

BY: _____

ROBERT ANGUS, AGENT

PACIFIC PREMIER TRUST, A DIVISION OF PACIFIC PREMIER BANK, SUCCESSOR TO PENSCO TRUST COMPANY LLC CUSTODIAN FBO SARAH ANGUS IRA

BY: _____

SARAH ANGUS, AGENT

_____

SARAH ANGUS, INDIVIDUALLY

_____

ROBERT ANGUS, INDIVIDUALLY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public, personally appeared Robert Angus and Sarah Angus, with whom I am personally acquainted and who, upon oath, acknowledged themselves to be Agents for **PACIFIC PREMIER TRUST, A DIVISION OF PACIFIC PREMIER BANK, A CORPORATION**, the within named bargainor, and that they as Agents executed the foregoing instrument for the purpose therein contained by personally signing the name of Pacific Premier Trust as Agents.

Witness my hand and official seal this 15th day of December, 2021.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires 10/2/23

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 Sarah Angus and Robert Angus, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of December, 2021.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires 10/2/23