WARRANTY DEED

Karen Johnson Davidson County
Batch# 850389 DEEDWARR
05/04/2022 02:37:48 PM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20220504-0051753

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,100,000.00.**

Affiant

Subscribed and sworn to before me, this the 29th day of April, 2022.

Notary Public

My commission expires:
(AFFIX SEAL)

DEBBIE MANN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Lisa Bass Foote	NEW OWNER	**Map 116-08-0-C Parcel 068.00**
68 Revere Park		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Sam Davis Bell, III, seller devisee under the Last Will and Testament of Paula Ridley Wilson, joined for limited purposes of consent by Equitable Trust Company, a Tennessee corporation, as Executor under the Last Will and Testament of Paula Ridley Wilson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lisa Bass Foote

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. 68 on the Plan of Revision No. 2 Sugartree Phase #2 as of record in Plat Book 4860, Pages 79 and 80, amended in Book 5005, Page 144, Book 5010, Page 117, Book 5015, Page 550, Book 5072, Page 165, Book 5084, Page 960, Book 5121, Page 89, Book 5122, Page 326, Book 5169, Page 426, Book 5191, Page 412, Book 5222, Page 468, Book 5238, Book 93, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Paula R. Wilson, unmarried, by Deed dated August 29, 2007, from Marshall T. Polk III, unmarried, of record in instrument No. 20070831-0105253, Register's Office of Davidson County, Tennessee. The said Paula R. Wilson died July 21, 2021, leaving a Last Will and Testament which has been admitted to probate in the Seventh Circuit Court for Davidson County under Docket No. 21P1891. The Will devised the property to Sam Davis Bell III, who is the son of Paula R. Wilson. Pursuant to the Last Will and Testament of Paula R. Wilson, Equitable Trust Company, as Executor, has the power and authority, acting alone, to sell and convey the real property.

Equitable Trust Company, a Tennessee corporation, has joined in the execution of this Deed to express consent to the sale of the above described property and shall have no liability to warrant the title to the property.

Conveyance of the above described property is subject to the following: 1) Declaration of Covenants, Conditions and Restrictions for Sugartree, of record in Book 4857, Page 157, Supplemental Declaration of record in Book 4874, Page 463, amended in Book 4911, Page 356, Book 4996, Page 126, Book 5087, Page 220, Book 5152, Page 401, Book 5514, Page 138, Book 5691, Page 61, amended and restated in Book 11758, Page 466, amended in Instrument No. 20170522-0050870 and Instrument No. 20210430-0058356, Register's Office for Davidson County, Tennessee. 2) Dedication of common area to Sugartree Homeowners Association, Inc. of record in Book 5683, Page 675, Register's Office of Davidson County, Tennessee. 3) Charter of Incorporation of Sugartree Homeowners Association, Inc. of record in Book 5683, Page 670, Registers Office for Davidson County, Tennessee. 4) Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7061, Page 100, Register's Office for Davidson County, Tennessee. 5) All matters appearing on the Plan of record in Plat Book 4860, Pages 79 and 80, amended in Book 5005, Page 144, Book 5010, Page 117, Book 5015, Page 550, Book 5052, Page 840, Book 5072, Page 165, Book 5084, Page 960, Book 5121, Page, 89, Book 5122, Page 326, Book 5169, Page 426, Book 5191, Page 412, Book 5222, Page 468, Book 5238, Page 93, Register's Office for Davidson County, Tennessee. 6) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **68 Revere Park, Nashville, TN 37205**

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 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 hand(s) this 29th day of April, 2022.

Equitable Trust Company, a Tennessee corporation, as Executor under the Last Will and Testament of Paula Ridley Wilson

BY:_____
Officer: _____
Its:_____

Sam Davis Bell III, Devisee
Sam Davis Bell, III, Devisee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared _____, 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 _____ of Equitable Trust Company, a Tennessee corporation, as Executor under the Last Will and Testament of Paula Ridley Wilson, the within named bargainor, and that he/she as such , being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such _____ .

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **April, 2022.**

_____
Notary Public

My Commission Expires:_____

STATE OF WASHINGTON)
COUNTY OF KING)

Personally appeared before me, a Notary Public of said County and State, **Sam Davis Bell, III,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Seattle (city), WASHINGTON (state), this 28 day of **April, 2022.**

_____
Notary Public

My Commission Expires: Sep 8, 2025

KAHLIL JOHNSON
Notary Public
State of Washington
Commission # 21026211
My Comm. Expires Sep 8, 2025

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 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. Notwithstanding the above, Equitable Trust Company, a Tennessee corporation, has joined in the execution of this Deed to express consent to the sale of the above described property and shall have no liability to warrant the title to the property, or otherwise. 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 hand(s) this **29th** day of **April, 2022.**

_____

Sam Davis Bell, III, Devisee

Joined by, for limited purposes of consent:

Equitable Trust Company, a Tennessee corporation, as Executor under the Last Will and Testament of Paula Ridley Wilson

BY: Kristen S. Webb

Name: KRISTEN S. WEBB

Title: VICE President

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, a Notary Public of said County and State, **Sam Davis Bell, III,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____ (city), _____ (state), this _____ day of **April, 2022.**

_____

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Kristen S. Webb, 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 Vice President of Equitable Trust Company, a Tennessee corporation, as Executor under the Last Will and Testament of Paula Ridley Wilson, the within named bargainor, and that he/she as such , being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such Vice President

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **April, 2022.**

Lisa Paul

Notary Public

My Commission Expires: 9.8.2025

LISA PAUL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY