| THIS DOCUMENT PREPARED BY<br><br>JEFFREY MOBLEY<br>Howard Mobley Hayes & Gontarek, PLLC<br>2319 Crestmoor Road<br>Nashville, Tennessee 37215<br>(615) 627-4444 | **This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(F).** |
|---|---|

| Address of new owner: | Send Tax Bills to: | Map-Parcel Numbers | |
|---|---|---|---|
| Benjamin H. Gray, Trustee<br>4441 E. Brookfield Ave.<br>Nashville, TN 37205 | SAME | Map<br>Parcel | 130 13 0<br>041.00 |

## WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Benjamin H. Gray, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Benjamin H. Gray, Trustee of The Benjamin H. Gray Living Trust, established by the Revocable Trust Agreement of Benjamin H. Gray, dated October 14, 2011**, as amended and restated from time to time, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors, heirs and assigns, all of the Grantor's right, title and interest in and to real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.



BILL GARRETT, Davidson County
Trans:T20130011112 DEEDWARR
Recvd: 02/08/13 14:06 3 pgs
Fees:17.00 Taxes:0.00
20130208-0013401

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantee.

2. Any matters of record.

**TO HAVE AND TO HOLD** the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's successors, heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said real property, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantee, the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS** my hand this 4th day of February, 2013.

**Benjamin H. Gray**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Benjamin H. Gray, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of February, 2013.

JEFFREY MOBLEY
STATE
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

My Commission Expires: MY COMMISSION EXPIRES: March 3, 2015

Notary Public

## EXHIBIT A

### Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 11 on the revised plan of B. E. Woodard's Warner Park Subdivision, of record in Book 1130, page 87, Register's Office for Davidson County, Tennessee.

Said Lot No. 11 fronts 240 feet on the westerly margin of East Brookfield Avenue and extends back 189 feet on the northerly line and 299.7 feet on the southerly line to a dead line in the rear, measuring 183.5 feet.

Being the same property conveyed to Benjamin H. Gray by Quitclaim Deed from Elizabeth T. Austin of record as Instrument 20071012-0121497, Register's Office for Davidson County, Tennessee.

This is improved property known as 4441 East Brookfield Drive, Nashville, Tennessee 37205.