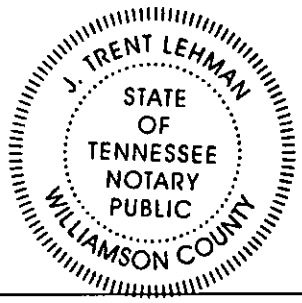


STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of March, 2013.

Notary Public

MY COMMISSION EXPIRES: November 24, 2013.

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W. P. Stevenson, Trustee	NEW OWNER	07202003800
(NAME) 4124 Franklin Road	(NAME)	07202003700
(ADDRESS) Nashville, TN 37204	(ADDRESS) ,	
(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, WE,

CATHERINE S. GRACY,

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

W. P. STEVENSON, TRUSTEE,

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:

Tract 1: Being lots Nos. 4 and 5, on the Plan of Richardson Subdivision, Block "A", as of record in book 2133, page 2, Register's Office for said County. Lot No. 4: Said lot No. 4 fronts 60.25 feet on the southerly side of Richardson Avenue and extends back 165 feet on the westerly line and 165 feet on the easterly line to a dead line measuring 60.25 feet thereon. Lot No. 5: Said lot No. 5 fronts 75.3 feet on the southerly side of Richardson Avenue and extends back 165 feet on the easterly line and 165 feet on the westerly line to a dead line measuring 75.3 feet thereon.

Being the same property conveyed to James P. Gracy, et.ux. by Decree for Redemption from Ken A. Mitchell, recorded on June 30, 1994 of record in Book 9484, Page 909, Register's Office for Davidson County, Tennessee

Tract 2: Land in Davidson County, Tennessee, Being Lots Nos. 1, 2, and 3 of Block A on the unrecorded Map of the Richardson Tract, being a subdivision of the East half of Lot No. 3 on the Plan of Martin lands of record in Minute Book "W", page 90, County Court for Davidson County, Tennessee, and described according to a copy of a survey dated July 1, 1960, made by J. S. Allen, as follows:

BILL GARRETT, Davidson County
Trans:T20130021617 DEEDWARR
Recvd: 03/18/13 09:07 3 pgs
Fees:18.00 Taxes:370.00
20130318-0026252

Beginning at a point in the southwesterly margin of Richardson Avenue as shown on said survey, said point being 6 feet 2 inches west of the westerly margin of the Gallatin Road, and said point being in the north line of Lot No. 104 on the Map of Maynor Place Subdivision, of record in Book 2133, page 2, Register's Office for said County; thence along the north line of Lot No. 104 of said Maynor Place Subdivision north 73° 42' west 164.8 feet to the common corners of Lots 1 and 2 of the Richardson Tract, and the common corner of Lots 99 and 104 of the Maynor Place Subdivision; thence with the north line of Lot No. 99 of said Maynor Place Subdivision; north 86° west 220.75 feet to a point, being the common corners of Lots 3 and 4; thence along the common boundary between said Lots 3 and 4, north 4° east 165 feet to a point in the southerly margin of Richardson Avenue; thence with the southerly margin of said Richardson Avenue south 86° east 60.25 feet to a point, being the common corners of Lots 2 and 3; thence continuing with the new margin of Richardson Avenue, south 82° 56' east 172.32 feet to the beginning of a curve to the right, said curve having an arc with a radius of 75 feet, and continuing following the arc of said curve a distance of 75.36 feet to the end of said curve; thence south 25° 22' east 176.3 feet to the point of beginning.

Included in the above but specifically excluded there from is the following tract of land:

Being a certain tract or parcel of land lying in Davidson County, being all of Lot-1, and part of Lot-2 of Block "A" on the unrecorded Map of the Richardson Tract, and being more particularly described according to a survey by R. L. Montoya Land Surveying Inc., dated October 20, 2000, as follows:

Beginning at an Iron Rod (new), said point falling at the intersection of the southerly margin of West Kirkland Avenue and the westerly margin of Gallatin Pike, said point also being the southeast most corner of the herein described parcel; thence, leaving said margin, North 73 degrees 42 minutes 00 seconds West, 164.80 feet, to an Iron Rod (new), said point being the original rear corner of Lots 1 and 2; thence, North 86 degrees 00 minutes 00 seconds West, 75.87 feet, to an Iron Road (new), said point being the rear corner of Lots 2 and 3; thence, with the common line of Lots 2 and 3, North 4 degrees 00 minutes 00 seconds East, 160.47 feet, to an Iron Rod (new), said point being the northwest most corner of the herein described parcel, and also falling on the southerly margin of West Kirkland Avenue; thence, with said margin, South 82 degrees 56 minutes 00 seconds East, 89.77 feet, to an Iron Rod (new); thence continuing along said margin, around a curve to the right, said curve having a radius of 75.00 feet, an arc length of 75.35 feet to an Iron Rod (new); thence, continuing along said margin, South 25 degrees 22 minutes 00 seconds East, 175.17 feet, to the point of beginning.

Being part of the same property conveyed to James P. Gracy, et.ux. by Decree for Redemption from Ken A. Mitchell, recorded on June 30, 1994 of record in Book 9484, Page 903, Register's Office for Davidson County, Tennessee.

The said James P. Gracy having since died on February 11, 2013, vesting the property in Catherine S. Gracy as sole surviving spouse.

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.

unimproved ☐

This is improved ☒ property, known as 1034-1036 W Kirkland Ave., Nashville, TN 37216

(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 hand(s) this 15th day of March, 2013.

Catherine S. Gracy

Catherine S. Gracy

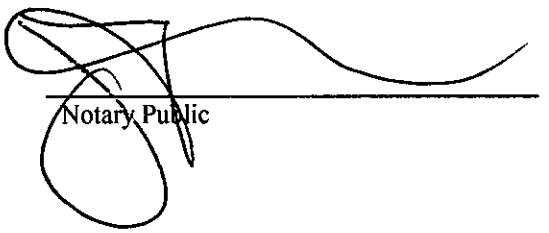
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Catherine S. Gracy et ux, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at on this 15th day of March, 2013

Commission expires: November 24, 2013



Notary Public

