BILL GARRETT, Davidson County
Trans:T20170016886 DEEDWARR
Recvd: 02/27/17 12:41 2 pgs
Fees:13.00 Taxes:442.89
20170227-0019311

THIS INSTRUMENT PREPARED BY:
Equitus Law Alliance, PLLC
P.O. Box 280240
Nashville, TN 37228-0240

FROM: William J. Mason, Trustee ofThe Joseph T. Mason Jr. and Dorothy D. Mason Revocable Living Trust ("GRANTOR")

TO: William J. Mason and Priscilla M. Gray ("GRANTEES")

New Owners are as Follows:	**Send Tax Bills to:**	**Map-Parcel Numbers:**
William Mason and Priscilla Gray	William J. Mason	Map: 119-10
183 Thompson Lane	183 Thompson Lane	Parcel: 201
Nashville, TN 37221	Nashville, TN 37211	

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS that William J. Mason, Trustee of The Joseph T. Mason Jr. and Dorothy D. Mason Revocable Living Trust, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby transfer and convey unto William J. Mason and Priscilla M. Gray, as tenants in common, their heirs, successors, and assigns, his entire right, title, and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 25 and the North 12 ½ feet of the west 75 feet of Lot No. 9 of Block "F" on the Map of Woodbine Courts, Part Two, not of record, and described according to a copy of a survey thereof made by Blanchard & Paris, Engineers as follows:

Beginning at a point in the southernly margin of Thompson Lane as widened and located and shown on said Plan at the corner of Lots Nos. 25 and 26; thence with the line between said lots southerly and with the line between Lots Nos. 8 and 9, 150 feet; thence easterly 75 feet to a point; thence northerly parallel to the first line 150 feet to the south margin of Thompson Lane; thence with the margin of the same westerly 75 feet to the point of the beginning.

Being the same property conveyed to Joseph T. Mason Jr., Trustee, and his successors in trust, of The Joseph T. Mason, Jr. and Dorothy D. Mason Revocable Living Trust by Quit Claim Deed dated July 13, 2011, of record in Instrument No. 20110718-0054799, Register's Office for Davidson County, Tennessee. William J. Mason is the Successor Trustee to Joseph T. Mason, Jr. (deceased).

THIS is improved property known as 183 Thompson Lane, Nashville, Tennessee.

TO HAVE AND TO HOLD the said parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said William J. Mason and Priscilla M. Gray, their heirs, successors and assigns, forever, in fee simple.

And the Trustee does covenant with the said William J. Mason and Priscilla M. Gray that they are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unencumbered, except as follows:

1. 2017 Davidson County Real Property Taxes, a lien not currently due.

2. All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

GRANTOR covenants with GRANTEE that he has done nothing in his capacity as Trustee to impair the title as received by GRANTOR during the time of the administration of the Trust, and he will warrant and defend the title against the lawful claims of all persons claiming by or through them in their representative capacity, but not further or otherwise.

WITNESS my hand, this 24th day of February, 2017.

THE JOSEPH T. MASON JR. AND DOROTHY D. MASON REVOCABLE LIVING TRUST

William J. Mason

William J. Mason, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said State and County, William J. Mason, with whom I am personally acquainted, and who acknowledged that he is the sole Successor Trustee of The Joseph T. Mason Jr. and Dorothy D. Mason Revocable Living Trust and is authorized to execute this instrument on behalf of the Trust and that as such she executed this instrument for the Trusts for the purposes therein contained.

Witness my hand, this 24th day of February, 2017.

Leslie Walsh

Notary Public

Leslie Walsh State of Tennessee Notary Public Davidson County

My commission expires: 3-20-19

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration of value for this transfer is $ 119,700.00.

William J. Mason

Affiant

Subscribed and sworn to before me this 24th day of February, 2017.

Leslie Walsh

Notary Public

Leslie Walsh State of Tennessee Notary Public Davidson County

My Commission Expires: 3-20-19

The legal description and how title to the property is vested have been furnished to the draftsman by the Grantor, by third parties or from the record. No examination of title has been undertaken by the draftsman hereof, and no representations or warranties as to the state of title of the subject property are made. The draftsman assumes no liability as to the accuracy thereof. Failure to record this document timely may jeopardize your rights to the property.