THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 170210672**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $313,000.00 Affiant Subscribed and sworn to before me, this 28th day of February, 2017. Notary Public My Commission Expires: 5-27-19

W. REID SOLOMON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires May 27, 2019

Davidson County DEEDWARR
Recvd: 02/28/17 15:24 3 pgs
Fees:18.00 Taxes:1158.10
20170228-0019940

WARRANTY DEED

Address New Owner: Kyle R Mast and Natalie K Mast 8026 Arbor Drive Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 128-14-0-132.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ronnie E. Gray and Eva Jean Gray, as Co-Trustees of the Ronnie E. and Eva Jean Gray Revocable Living Trust dated August 31, 2016** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kyle R Mast and Natalie K Mast, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Resubdivision of Lots 67 & 68 Harpeth Park Section 3 of record in Plat Book 4470, Page 82, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 67 fronts 115.00 feet on the Southerly margin of Arbor Drive and extends back 191.00 feet on the Easterly line, and 189.90 feet on the Westerly line to a broken line in the rear, measuring 51.91 feet thereon.

Being the same property conveyed to Ronnie E. Gray and Eva Jean Gray, as Co-Trustees of the Ronnie E. and Eva Jean Gray Revocable Trust dated August 31, 2016 by Quitclaim deed from Ronnie Gray and wife, Eva Jean Gray of record in Instrument No. 20161110-0119176 Register's Office for Davidson County, Tennessee, dated November 07, 2016 and recorded on November 10, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 4175, Page 14 and re-subdivided in Plat Book 4470, Page 82, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 4232, Page 417, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States

Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 8026 Arbor Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of February, 2017.

Ronnie E. Gray, Co-Trustee

Eva Jean Gray, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ronnie E. Gray and Eva Jean Gray, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Co-Trustees for the Ronnie E. and Evan Jean Gray Revocable Trust dated August 31, 2016, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of February, 2017.

Notary Public

My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Mitchell A. Watts, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, W. Reid Solomon, a notary public for this county and state, Mitchell A. Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19
Notary' Seal (if on paper)

