WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170041851 DEEDWARR
Recvd: 05/17/17 09:45 2 pgs
Fees:13.00 Taxes:1350.50
20170517-0048764

P-WW-17-3300-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
W. Wright and Co. LLC	**New Owner**	
(NAME)	(NAME)	
200 Kenner Ave	**200 Kenner Ave**	**59-176.00** **59-175.00** **59-9-167.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**Nashville, TN 37205**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **COURTENAY FRANCES BRAY, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **W. WRIGHT AND CO., LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract 1
Land in the 13th Civil District of Davidson County, Tennessee, being property known as Tract I on a survey of the W. P. Bray Property, dated June 26, 1974, by the Southern Land & Associates, being more particularly described as follows: Beginning at a point in the northerly margin of Kings Lane being the southwest corner of the King Lane Church of Christ Property, thence along said margin South 79 degrees 16' West 20 feet to a point; thence leaving said margin North 6 degree 45' West 361.78 feet to a point; thence South 85 degrees 18' West 62.36 feet to a point, thence North 6 degrees 45' West 479.35 feet to a point; thence North 84 degrees 45' East 203.36 feet to a point; thence South 6 degrees 45' East 431.70 feet to a point; thence North 84 degrees 45' East 179.94 feet to a point; thence South 6 degrees 42' East 378.79 feet to a point in the northerly margin of Kings Lane, thence along said margin South 79 degrees 16' West 50 feet to a point; thence leaving said margin North 6 degrees 42' West 333.57 feet to a point; thence South 84 degrees 45' West 235 feet to a point; thence South 29 degrees 45' West 27 feet to a point, thence South 6 degrees 45' East 336 feet to the point of beginning and containing 3.00 acres, more or less.

Tract 2
Land in the 13th Civil District of Davidson County, Tennessee, being property known as Tract II, described according to a drawing made by Southern Land Associates, Inc. on June 26, 1974, and being more particularly described as follows: Beginning at a point in the North margin of Kings Lane, said point being the Southwest corner of the W. P. Bray Property; thence leaving said point along Kings Lane's North margin South 79 degrees 16' West 100.00 feet to a point, said point being the Southeast corner of Tract No. 1; thence leaving the North margin along the common line between Tract 1 and Tract 2 as follows: thence North 06 degrees 42' West 378.79 feet to a point; thence South 84 degrees 45' West 179.94 feet to a point; thence North 06 degrees 45' West 431.70 feet to a point; thence South 84 degrees 45' West 203.36 feet to a point, said point being the Northwest corner of Tract No. 1 and on the East line of the Rosa Adcock property; thence along Adcock's East line North 06 degrees 45' 266.98 feet to a point, said point being on the South line of the Frank Bailey, Jr. property; thence along Bailey's South line North 56 degrees 20' East 103.35 feet to a point, said point being a common point to the Bailey and YMCA property; thence with YMCA's South line South 69 degrees 45' East 370.00 feet to a point, said point being the Northwest corner of the W. P. Bray Property; thence along Bray's West line as follows: thence South 07 degrees 59' East 548.03 feet to a point; thence North 82 degrees 41' East 51.25 feet to a point; thence South 06 degrees 42' East 413.59 feet to the point of beginning and containing 5.56 acres, more or less.

Tract 3
Land in Davidson County, Tennessee, being known as Tract III, Lot No. 233 on the Plan of Haynes Park Subdivision, Section 3, as of record in Plat Book 4460, Page 185, Register's Office for Davidson County, Tennessee.
Said Lot No. 233 fronts 71 feet on the northerly side of Kings Lane and runs back between lines 352.71 feet

on the easterly side and 357.41 feet on the westerly side, to a line in the rear, on which it measures 103.70 feet thereon.

Being part of the same property conveyed to William Preston Bray and wife, Mary Gunter Bray, by Warranty Deed from Mrs. Annie Pauline Bray, recorded October 3, 1967 in Book 4177, Page 391 (as to Tract 1); further being the same property conveyed to Mary Gunter Bray by Quitclaim Deed from William Preston Bray and wife, Mary Gunter Bray through W. G. Traber, Trustee, recorded July 1, 1974 in Book 4830, Page 457 (as to Tract 2) and further being the same property conveyed to William Bray and wife, Mary Bray, by Warranty Deed from W. L. Bainbridge Company, recorded April 12, 1974 in Book 4805, Page 226, Register's Office for Davidson County, Tennessee. The said William Preston Bray and Mary Gunter Bray having since died, William Preston Bray having pre-deceased Mary Gunter Bray. By Affidavit As To Heirs recorded August 23, 2002 in Instrument No. 20020823-0102252, Register's Office for Davidson County, Tennessee, property was vested in Courtenay Frances Bray.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 4460, Page 185 (Tract 3);
- Covenants, Conditions and Restrictions recorded in Book 4707, Page 766 (Tract 3);
- Easement for Sanitary Sewer and/or Storm Drainage of record in Book 5002, Page 180 (Tract 1);
- Easement set out in Deed in Book 4794, Page 934 (Tract 1);
- Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenants, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3300, 3280, & 3262 Kings Lane, Nashville, Tennessee 37218**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 15th DAY OF MAY, 2017.

Courtenay Frances Bray

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, COURTENAY FRANCES BRAY, the within named bargainor, 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, this the 15th of May, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212