This instrument prepared by:

JESSICA AVILA
FIDELITY NATIONAL
TITLE AND ESCROW
555 S. FLOWER ST.
LOS ANGELES, CA 90071

SPECIAL WARRANTY DEED

Davidson County DEEDWARRSP
Recvd: 07/11/17 10:48 6 pgs
Fees:32.00 Taxes:0.00
20170711-0069602

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) Gray Dental Care Phillip Gray II	(NAME) Phillip & Julie Gray	118-03-0-025
(STREET ADDRESS OR ROUTE NUMBER) 625 Berry Rd Nashville TN 37204	(STREET ADDRESS) 625 Berry Rd.	118-03-0-026
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP) Nashville TN 37204	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Gray Dental Care, P.C.** *have this day bargained and sold, and do hereby transfer and convey unto the said* ***Phillip Gray II and Julie Gray, Husband and Wife as Joint Tenants*** *the Grantees herein, their (successors), heirs and assigns, certain real estate in* Davidson *County,* TN *as follows:*

STATE OF Tennessee
COUNTY OF Davidson *The actual consideration or value whichever is greater, for this transfer is $* 50.00

Affiant [signature]

Subscribed and sworn to before me this the 3rd *day of* July *20*17

Notary Public [signature]

My commission expires: [illegible]

(Affix Seal) STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires [illegible]

This is unimproved (✓) property, known as 625 Berry Rd Nashville TN 37204 *improved ( )*
(House Number) (Street) (P.O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever 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 our hand this 2 *day of* July *, 20*17 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Gray Dental Care, P.C

By: [signature]

Name: [signature] Phillip Gray II

Title: President

This instrument prepared by:

SPECIAL
WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
REFINANCE		
(NAME) GRAY DENTAL CARE, PC	(NAME) SAME	
(STREET ADDRESS OR ROUTE NUMBER) 1625 BERRY ROAD	(STREET ADDRESS)	
(CITY) NASHVILLE (STATE) TN (ZIP) 37069	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, ___**Gray Dental Care, P.C.**___ *have this day bargained and sold, and do hereby transfer and convey unto the said* ___***Phillip Gray II and Julie Gray, Husband and Wife as Joint Tenants***___ *the Grantees herein, their (successors), heirs and assigns, certain real estate in* ____DAVIDSON____ *County,* ____NASHVILLE, TN____ *as follows:*

STATE OF
COUNTY OF _____ *The actual consideration or value whichever is greater, for this transfer is $* ∅

Affiant _____

Subscribed and sworn to before me this the ____*day of* _____*20*__

Notary Public _____

My commission expires: _____
(Affix Seal)

This is unimproved ( ) property, known as _____ *improved ( )*
(House Number) (Street) (P.O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever 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 our hand this 2 *day of* July, 20 17, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Gray Dental Care, P.C

By: _____

Name: JULIE GRAY

Title: OWNER

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Tonya Cantrell, a Notary Public in and for said County and State, Phillip Gray II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the president of 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 27 day of July, 2017.

Notary Public Tonya Cantrell

My Commission Expires: 9/1/2020

TONYA CANTRELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 9/1/2020

STATE OF
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, _____, the within named bargainor _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this ___day of _____,20__.

Notary Public

My Commission Expires:

STATE OF
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that _____he as such _____ being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____self as _____.

Witness my hand and official seal, at office in _____, this _____ day of ____, 2000.

Notary Public

My Commission Expires:

STATE OF
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of 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 ___ day of_____, 20__.

Notary Public

My Commission Expires:

STATE OF
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, _____, the within named bargainor _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this ___day of _____,20__.

Notary Public

My Commission Expires:

STATE OF Florida
COUNTY OF Orange

Before me, Renee Gomez, a Notary Public of the State and County aforesaid, personally appeared Julie Clay, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged her self to be co-owner of the property, the within named bargainor, a corporation, and that she as such is being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as co owner.

Witness my hand and official seal, at office in Orlando, FL, this 2 day of July, 2000.

Notary Public Renee Gomez

Renee Gomez

My Commission Expires: 08.08.17

NOTARY PUBLIC STATE OF FLORIDA
RENEE GOMEZ
MY COMMISSION # FF 005806
EXPIRES: August 8, 2017
Bonded Thru Budget Notary Services

EXHIBIT A
Legal Description

The Land referred to herein below is situated in the County of Davidson, State of TN, and is described as follows:

Being Lot No. 19 and part of Lot 20 on the Plan of Berrywood Subdivision, Section 2, as of record at Plat Book 3106, Page 14, Register's Office for said County.

Said Lot No. 19 fronts 84.0 feet on the southerly margin of Berry Road and extends back between lines 145.9 feet on the westerly line and 89.1 feet on the easterly line to a dead line in the rear on which it measures 101.3 feet.

Said Lot No. 20 is described as beginning at a point in the southerly margin of Berry Road at the common front corner of Lots Nos. 19 and 20; thence, with the line between said Lots southwardly 89.1 feet to a point and being a point in the line of the property conveyed to the State of Tennessee by Deed at Book 4416, Page 421, said Register' s Office; thence, with the line of division of Lot No. 20 and the said property conveyed to the State of Tennessee, N 39° 35' E, 60.3 feet to a point; thence, N 55° 58' E, 56.0 feet to the end of a curve in the westerly margin of Bransford Ave.; thence northwestwardly around said curve 49.2 feet to the end of said curve in the southerly margin of said Berry Road; thence, with the margin of said Berry Road westwardly 85.0 feet to the point of beginning.

APN: 118-03-025 & 026

Property Address: 625 Berry Rd., Nashville, TN 37204

Current source of title: quitclaim Deed recorded 9/8/2009 as instrument No. 20090908-0083977

True Copy Certification

I, Mindi Powers, 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.

Mindi Powers
Signature

State of California

County of Orange

Personally appeared before me, [~~Name of Notary~~] Lori Gabrielson, a notary public for this county and state, [~~name of person making certification~~] Mindi Powers who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lori Gabrielson
Notary's Signature

My Commission Expires: 8/27/2017
Notary' Seal (if on paper)

ESI1 LORI GABRIELSON COMM. #2035423 Notary Public - California ORANGE COUNTY My Comm. Exp. AUG 27, 2017 ESI1

Attached to Special Warranty Deed Phillip Gray III, Gray Dental Care