WARRANTY DEED

Bill Garrett Davidson County
Batch# 27348 DEEDWARR
11/17/2017 11:16:05 AM 2 pgs
Fees: $13.00 Taxes: $1,609.50

20171117-0118272

P-WW-17-26

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 03-03-2020

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)
49 Lindsley, LLC, a Tennessee limited liability company	**New Owner**	**093-11-0-235.00** **093-11-0-244.00**
(NAME) 49 Lindsley Ave	(NAME)	
(ADDRESS) Nashville, TN 37210	(ADDRESS)	
(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, **WILLIAM HARVEY GRAY AND NANCY LOUISE GRAY, MARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **49 LINDSLEY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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:
26 Academy Place
093-11-0-235.00

A certain tract or parcel of land, lying and being in Davidson County, Tennessee and more particularly bounded and described as follows:

Being the southerly part of Lot No. 34 on the plan of the Lindsley Property in South Nashville, as of record in Book 21, page 25, Register's Office for said County,

Said part of Lot No. 34 fronts 45 feet on the easterly side of Academy Place, formerly Asylum Street, and runs back between parallel lines 160 feet to an alley,

TRACT 2:
0 Academy Place
093-11-0-244.00

BEGINNING at a point in the east margin of Academy Place said point being southerly 108 feet, more or less, from the south margin of Lindsley Street, thence eastwardly 160 feet, more or less, to a point in the west margin of an alley, said point being 110 feet, more or less, from the south margin of Lindsley Street, thence southwestwardly 166 feet, more or less, along a utility easement for a sanitary sewer that has a width of 10 feet from the north right-of-way of Interstate Route 40 to a point in the said east margin of Academy Place, thence along the said east margin northwardly 44 feet, more or less, to the point of beginning and containing 3608 square feet and being part of the same property conveyed by Ira S. Sanders to the State of Tennessee, of record in Book 2901, Page 139, Register's Office for Davidson County, Tennessee.

Tract 1:
Being the same property conveyed to Margaret Claridge Gray by Warranty. Deed from George W. Claridge and wife, Essie B. Claridge, dated October 11, 1968, of record in Book 4277, Page 127, in the Register's Office for Davidson County, Tennessee. The said Margaret Claridge Gray having since died November 5, 2006 leaving said property to William Harvey Gray by Last Will and Testament filed for record on January 19, 2007, as shown of record (Docket No. 07P-113) in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, and further evidenced by Affidavit of Heirship dated April 18, 2017, filed for record on April 20, 2017 in Instrument No. 20170420-0038916, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to William Harvey Gray and Nancy Louise Gray, as Tenants by the entirety, by Quitclaim Deed from William Harvey Gray, dated April 18, 2017, filed for record on May 4, 2017 in Instrument No. 20170504-0044046, Register's Office for Davidson County, Tennessee.

Tract 2:
Being the same property conveyed to William Gray and wife, Margaret C. Gray by Quitclaim Deed from State of Tennessee, dated April 26, 1973, of record in Book 4755, Page 913, in the Register's Office for Davidson County, Tennessee. The said William Gray having since died on July 11, 1984 leaving Margaret C. Gray as surviving tenant by the entirety. The said Margaret C. Gray having since died on November 5, 2006 leaving said property to William Harvey Gray by Last Will and Testament filed for record on January 19, 2007, as shown of record (Docket No. 07P-113) in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, and further evidenced by Affidavit of Heirship dated April 18, 2017, filed for record on April 20, 2017 in Instrument No. 20170420-0038916, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to William Harvey Gray and Nancy Louise Gray, as Tenants by the entirety, by Quitclaim Deed from William Harvey Gray, dated April 18, 2017, filed for record on May 4, 2017 in Instrument No. 20170504-0044046, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 21, Page 25;
- Memorandum of Lease, by and between Mrs. Margaret C. Gray and National Advertising Company dba Viacom Outdoor, dated April 4, 2005 of record in Instrument Number 20050510-0052492, Register's Office for Davidson County, Tennessee (as to Tract 2); and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **26 Academy Pl., Nashville, Tennessee 37210**.

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 7th DAY OF NOVEMBER, 2017.

William Harvey Gray
William Harvey Gray

Nancy Louise Gray by William Harvey Gray, Attorney-in-Fact
Nancy Louise Gray by William Harvey Gray, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM HARVEY GRAY, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of November, 2017.

Katie Vincent
Notary Public
My Commission Expires: 7-6-2020
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Harvey Gray, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of NANCY LOUISE GRAY, and who acknowledged he executed the same as the free act and deed of the said NANCY LOUISE GRAY.

Witness my hand and official seal, this the 7th of November, 2017.

Katie Vincent
Notary Public
My Commission Expires: 7-6-2020
(SEAL)



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