Bill Garrett Davidson County
Batch# 86069 DEEDWARR
04/30/2018 08:49:13 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180430-0040154

THIS DOCUMENT PREPARED BY Stephanie J. Edwards Howard Mobley Hayes & Gontarek, PLLC 2319 Crestmoor Road Nashville, Tennessee 37215 (615) 627-4444	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(F).**

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Betty Gene Rawls Currey, Trustee 934 Currey Road Nashville, TN 37217	SAME	Parcel 1: 120 00 0 161.00 Parcel 2: 120 00 0 107.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Betty Currey, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, has bargained and sold, and by these presents does transfer and convey unto Betty Gene Rawls Currey, Trustee of the Betty Gene Rawls Currey Revocable Trust dated February 13, 2018, as amended from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors, heirs and assigns, all of the Grantor's right, title and interest in and to a certain tract(s) or parcel(s) of land in the State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantee.

2. Any matters of record.

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's successors, heirs and assigns, forever; and the Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said real property, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantor does further covenant and bind the Grantor, the Grantor's heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantee, the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 20th day of April, 2018.

Betty R. Currey

Betty Currey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Betty Currey, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 20th day of April, 2018.

Notary Public

My Commission Expires:

STEPHANIE J. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 12-07-2020

EXHIBIT A

Legal Description

PARCEL 1

BEGINNING AT A POINT ON THE EASTERLY MARGIN OF CURREY ROAD, SAID POINT BEING THE SOUTHWESTERLY CORNER OF LOT. NO. 4 ON THE MAP OF SHOWING SUBDIVISION OF BEN F. TURBEVILLE ESTATE, AS OF RECORD IN BOOK 547, PAGE 143, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(1) THENCE N25°30'35"W, 42.06 FEET TO A POINT;
(2) THENCE N67°39'02"E, 566.45 FEET TO A POINT;
(3) THENCE N81°08'36"E, 242.93 FEET TO A POINT;
(4) THENCE WITH A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 22°47'19", A RADIUS OF 287.20 FEET AND AN ARC LENGTH OF 114.23 FEET TO A POINT;
(5) THENCE WITH A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 28°36'01", A RADIUS OF 201.40 FEET AND AN ARC LENGTH OF 100.53 FEET TO A POINT;
(6) THENCE WITH A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 10°13'38", A RADIUS OF 302.03 FEET AND AN ARC LENGTH OF 53.91 FEET TO A POINT;
(7) THENCE N79°54'51"E, 58.97 FEET TO A POINT;
(8) THENCE N78°29'25"E, 65.10 FEET TO A POINT;
(9) THENCE N79°31'41"E, 57.14 FEET TO A POINT;
(10) THENCE WITH A CURVE TO THE LEFT, HAYING A CENTRAL ANGLE OF 01°18'46", A RADIUS OF 7100.56 FEET AND AN ARC LENGTH OF 162.69 FEET TO A POINT;
(11) THENCE S 11°40'26"W, 45.21 FEET TO A POINT;
(12) THENCE S80°11'54"E, 373.68 FEET TO A POINT;
(13) THENCE S10°18'06"E, 205.53 FEET TO A POINT;
(14) THENCE S86°41'54"W, 65.87 FEET TO A POINT;
(15) THENCE S86°39'56"W, 940.51 FEET TO THE POINT OF BEGINNING, CONTAINING 193,558 SQUARE FEET OR 4.44 ACRES.

Also being the same property conveyed to James G. Currey, Jr. and wife, Betty Currey, by Instrument of Partition, Conveyance and Dedication of Perpetual Easement for Ingress, Egress and Regress of record as Instrument No. 20030825-0122733, Register's Office for Davidson County, Tennessee. James G. Currey, Jr. died on December 28, 2017.

PARCEL 2

A portion of Lot No. 12 of the subdivision of the BENJAMIN TURBEVILLE Farm, a plan of which is recorded in Book No. 547, page No. 143, Register's Office, Davidson County, Tennessee, described as follows:

Beginning at a point in the South line of Lot No. 12 of said subdivision, said point being 160 feet East of the Northwest corner of Lot No. 13 of said subdivision and the Northeast corner of Lot No. 5 of said subdivision and marked with an iron pin in a concrete base; thence N 7°W 204 feet to an

iron pin in the south right-of way line of a proposed 50 foot road; thence with said right-of-way line N 83° - 30' E 386 feet to an iron pin in the West right-of-way line of the McGavock Pike; thence with said right-of-way line Southerly 287 feet to an iron pin in the South boundary line of Lot No. 12; thence West 300 feet to the point of beginning and containing 1.80 Acres, more or less.

Also being the same property conveyed to James G. Currey, Jr. and wife, Betty Currey, by Deed from James G. Currey and wife Huldah Currey, of record in Book 4459, page 441, Register's Office for Davidson County, Tennessee. James G. Currey, Jr. died on December 28, 2017.

This is improved property known as 3463 McGavock Pike, Nashville, Tennessee.