Bill Garrett Davidson County
Batch# 130813 **DEEDWARR**
08/20/2018 09:58:12 AM 2 pgs
Fees: $13.00 Taxes: $4,810.00

20180820-0082111

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of August, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-8-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., Inc.
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Quickly, LLC 1202 Graybar Lane Nashville, TN 37215	New Owner	117-12-0-145.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, C. Turney Stevens, Jr. and Alice Stevens, Trustees of the Turney & Jeanne Stevens Family Trust Dated 12/20/2012, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Quickly, LLC, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 2 on the plat of the Noel Property east of Belmont Boulevard, not of record, described according to a survey made by W. B. Southgate, February 5, 1924, as follows:

Beginning on the northerly margin of Graybar Lane, formerly Watkins Avenue, at a point 134 feet west of the westerly margin of the Granny White Pike, said point being the corner of Lots Nos. 1 and 2; thence with the northerly margin of said Lane westwardly 200 feet to the corner of Lots Nos. 2 and 3; thence with the line between said Lots Nos. 2 and 3 north 2 1/4 degrees east 305 1/2 feet; thence eastwardly 200 feet to the corner of Lots Nos. 1 and 2; thence with the line between said two lots, south 2 1/4 degrees west 305 1/2 feet to the beginning.

Being the same property conveyed to C. Turney Stevens, Jr. and Alice Stevens, Trustees of the Turney & Jeanne Stevens Family Trust dated 12/20/2012 by Executors' Quit Claim Deed dated 07/13/2017 from C. Turney Stevens, Jr. and Alice Stevens, Executors of the Estate of C. Turney Stevens, Sr., deceased of record in Instrument 201707210074099, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 1202 Graybar Lane, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 17th day of August, 2018.

C. Turney Stevens, Jr. and Alice Stevens, Trustees of the Turney & Jeanne Stevens Family Trust Dated 12/20/2012

BY: _____, Trustee
C, Turney Stevens, Jr., Trustee

BY: _____, Trustee
Alice Stevens, Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared C. Turney Stevens, Jr. and Alice Stevens, Trustees of the Turney & Jeanne Stevens Family Trust, dated 12/20/2012, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath acknowledged themselves to be the Trustees of the Turney & Jeanne Stevens Family Trust, dated 12/20/2012, the within named bargainor, and that they executed the foregoing instrument for the purposes therein contained by signing for the Trust, by the said, C. Turney Stevens, Jr. and Alice Stevens, as Trustees.

Witness my hand and official seal, this the 17th of August, 2018.

_____
Notary Public

My Commission Expires: 1/6/2020

(SEAL)

