BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE
NASHVILLE, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180717094

Karen Y Johnson Davidson County
Batch# 141038 **DEEDWARR**
09/17/2018 08:44:44 AM 2 pgs
Fees: $13.00 Taxes: $4,551.00

20180917-0091687

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,230,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of September, 2018.

Notary Public
My Commission Expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires November 6, 2019

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James J. Gray and Carlene B. Gray 722 Bresslyn Road Nashville TN 37205	New Owner	Tax Parcel ID No. 115-08-0-026.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jason R. Becker and Mary E. Keebler, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **James J. Gray and Carlene B. Gray, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being part of the Church Property as shown on the Plan of Brookmeade, Section IV, of record in Book 2133, Page 93, Register' s Office for said County, and described as follows:

Beginning at a monument in the North right-of-way of Bresslyn Road at a point 1096.43 feet from the West right-of-way of Davidson Road; said monument being also a corner of the Moore Lot; thence, with Moore' s line North 55Â° 15' E 340 feet to a concrete monument in the corner of Harvey; thence, with Haury' s line South 34Â° 45' E 155 feet to an iron pin, a corner of Brookmeade Church; thence, with the church' s line South 55Â° 15' West 336.69 feet to an iron pin in the North right-of-way of Bresslyn Road; thence, with the North right-of-way of Bresslyn 55.01 feet to an arc of a curve having a radius of 913.6 feet to an iron pin; thence, continuing with the North right-of-way of Bresslyn Road North 34Â° 45' West 100 feet to the beginning, containing 1.204 acres, more or less.

Being the same property conveyed to JASON R. BECKER and MARY E. KEEBLER, husband and wife, by deed from HR PROPERTIES OF TENNESSEE, A TENNESSEE GENERAL PARTNERSHIP, of record in Instrument No. 20100714-0055355, dated July 12, 2010, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 115-08-0-026.00.

Matters shown on the Plan of record in Plat Book 2133, page 93, said Register's Office.

This is improved property located at 722 Bresslyn Road Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of September, 2018.

Jason R. Becker by Kate Rosenthal, his Attorney-in-Fact

Mary E. Keebler by Kate Rosenthal, her 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, Kate Rosenthal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Jason R. Becker and Mary E. Keebler and that she is authorized by Jason R. Becker and Mary E. Keebler to execute this instrument on their behalf.

Witness my hand, at office, this 14th day of September, 2018.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021