WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $885,280.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of December, 2019.

Notary Public

MY COMMISSION EXPIRES: 9-6-22
(AFFIX SEAL)

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 332758 DEEDWARR
12/20/2019 10:15:14 AM 2 pgs
Fees: $13.00 Taxes: $3,275.54
20191220-0131512

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
R. L. Moore, Trustee of Gateway Trust 3817 Bedford Ave, ste 220 Nashville, TN 37215	New Owner	131-16-0-058.00

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, **Helen Lee Bright,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **R. L. MOORE, TRUSTEE OF GATEWAY TRUST,** 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 in Davidson County, Tennessee, being Lot No. 21, on the plan of PART OF OVERTON LEA ESTATES, GATEWAY ACRES SECOND ADDITION, as shown on plat of record in Book 1424, Page 83, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Lewis D. Bright and wife, Helen Lee Bright by Warranty Deed from John E. Harwood and wife, Mary Louis Harwood, dated 05/05/1952 and recorded 05/05/1952, of record in Book 2045, Page 297, in the Register's Office for Davidson County, Tennessee. The said Lewis D. Bright having died on April 25, 2010 leaving the property vested solely in Helen Lee Bright. The undersigned Ann Scott Bright White and Lewis Demoville Bright, Jr. have executed this Warranty Deed as Attorneys in Fact for Helen Lee Bright pursuant to a certain Order Granting Joint Motion for Order Authorizing Sale of Real Property in the Matter of the Conservatorship of Helen Lee Bright in the Seventh Circuit Court for Davidson County, Tennessee Probate Division Case No. 19P-1370 (the "Order") and pursuant to a certain Durable Power of Attorney of Helen Lee Bright. A copy of the Order is attached to this Warranty deed and a copy of the Durable Power of Attorney is attached to this Warranty Deed of reference and information.

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: 1024 Gateway Lane, Nashville, TN 37220

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 December, 2019.

Helen Lee Bright

By: Ann Scott Bright White ATTORNEY IN FACT

Helen Lee Bright by Ann Scott Bright White as Attorney-in-Fact

HELEN LEE BRIGHT

BY ATTORNEY IN FACT

Helen Lee Bright by Lewis Demoville Bright, Jr. as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Ann Scott Bright White, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-In-Fact for Helen Lee Bright, the within named bargainor, and that she as such Attorney-In-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Helen Lee Bright, the bargainor, by the said Ann Scott Bright White, as Attorney in Fact.

Witness my hand and official seal, this the 17th of December, 2019.

Jennifer D. Stacey

Notary Public

My Commission Expires: 10/3/21

JENNIFER D. STACEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Lewis Demoville Bright, Jr. with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-In-Fact for Helen Lee Bright, the within named bargainor, and that he as such Attorney-In-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Helen Lee Bright, the bargainor, by the said Lewis Demoville Bright, Jr., as Attorney in Fact.

Witness my hand and official seal, this the 17th of December, 2019.

Jennifer D Stacey

Notary Public

My Commission Expires: 10/3/21

