THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE) COUNTY OF DAVIDSON)
The Row Title & Escrow, LLC **20 Music Square West, Suite 200** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $35,000.00 Affiant Subscribed and sworn to before me, this 18th day of June, 2020. Notary Public My Commission Expires: 05-09-23

BRITTANY SENSABAUGH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-09-2023

Karen Johnson Davidson County
Batch# 421548 DEEDWARR
06/19/2020 04:16:30 PM 4 pgs
Fees: $23.00 Taxes: $129.50
20200619-0065994

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
W.L. Gray, Jr. and Lynn Gray 0 Granny White Pike Nashville, Tennessee 37220	New Owner	Tax Parcel ID No. 145-07-0-032.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **C. TURNEY STEVENS, JR. SUCCESSOR TRUSTEE OF THE TURNEY & JEANNE STEVENS FAMILY DATED DECEMBER 20, 2012** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **W.L. GRAY, JR. AND LYNN 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:

***See* Exhibit A.**

This is unimproved property commonly known as: **0 Granny White Pike, Nashville, Tennessee 37220**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that he has lawfully seized and possessed of said real estate in fee simple, have 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, their 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 18th day of June, 2020.

THE TURNEY & JEANNE STEVENS FAMILY DATED DECEMBER 20, 2012

C. Turney Stevens, Jr., Successor Trustee

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **C. TURNEY STEVENS, JR.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Successor Trustee of **THE TURNEY & JEANNE STEVENS FAMILY DATED DECEMBER 20, 2012** and that he as such Successor Trustee, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust as its Successor Trustee.

Witness my hand and seal, this 18th day of June, 2020.

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires 11-03-2020

Notary Public
My Commission Expires: _____

EXHIBIT A

LAND SITUATED IN THE 34TH COUNICLMANIC DISTRICT OF DAVIDSON COUNTY, CIT OF FOREST HILLS, TENNSEESSE AND BEING MORE PARTICULALRY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD), SAID ROD LYING WESTERLY MARGIN OF GRANNY WHITE PIKE (65' R.O.W.), 1,500 FEET MORE OR LESS FROM THE CENTERLINE INTERSECTION OF GRANNY WHITE PIKE AND SAXTON DRIVE, ALSO BEING THE SOUTHEASTERLY CORNER OF THE HEREON DESCRIBED TRACT;

THENCE, ALONG THE NORTHERLY LINE OF WILLIAM L. & LYNN GRAY OF RECORD IN INSTRUMENT 20170822-0086220, R.O.D.C., PLAT BOOK 8250, PAGE 609, R.O.D.C. N 56°59'00"W, A DISTANCE OF 179.66' TO A CONCRETE MONUMENT;

THENCE, ALONG THE EASTERLY AND SOUTHERLY LINES OF THOMAS FRANK & MILLIE ANN MCCORMICK OF RECORD IN INSTRUMENT 20191023-0108740, R.O.D.C., PLAT BOOK 3700, PAGE 100, R.O.D.C. THE NEXT TWO (2) CALLS: THENCE, N49°34'27"E, A DISTANCE OF 116.00' TO A CONCRETE MONUMENT; THENCE, S54°17'23"E ,A DISTANCE OF 177.50' TO A CONCRETE MONUMENT;

THENCE, ALONG SAID EASTERLY MARGIN OF GRANNY WHITE PIKE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 107.27', WITH A RADIUS OF 858.51', WITH A CHORD BEARING OF S49°39'50"W, WITH A CHORD LENGTH OF 107.20',TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 19,095 SQUARE FEET OR 0.44 ACRES, MORE OR LESS

The foregoing descriptions was taken from a survey from Crawford & Cummings, P.C., RLS 2351, dated 05/29/2020, CCPC Job No. 20-045, whose address is 8161 Hwy 100, Suite 163, Nashville, TN 37221, (615)-292-2661, ALAN@CCSURVEYORS.NET

Being a portion of the same property conveyed to C. TURNEY STEVENS, SR., C. TURNEY STEVENS, JR., AND ALICE STEVENS, TRUSTEES OF THE TURNEY & JEANNE STEVENS FAMILY DATED DECEMBER 20, 2012, by deed from JEANNE M. STEVENS, of record in Instrument No. 20121226-0119007, dated December 21, 2012, said Register's Office. C. TURNEY STEVENS, SR. died on or about June 29, 2016, leaving C. TURNEY STEVENS, JR. AND ALICE STEVENS as Successor Trustees.

True Copy Certification

I, Margaret Philpott, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

Notary Public

My Commission Expires: 05-09-23