398

WARRANTY DEED

Karen Johnson Davidson County
Batch# 488533 DEEDWARR
10/02/2020 01:12:45 PM 2 pgs
Fees: $13.00 Taxes: $2,647.72

20201002-0114271

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $715,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30TH DAY OF SEPTEMBER, 20__.

Notary Public

MY COMMISSION EXPIRES: 11/3/2020

(AFFIX SEAL)

DESIREE D. MAXWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul B. Anderson and Jennifer B. Anderson	FINANCIAL FEDERAL BANK	
(NAME) 19 Washington Park	(NAME) 1715 AARON BRENNER DR STE 100	116-08-0A-019.00
(ADDRESS) Nashville, TN 37205-4734	(ADDRESS) MEMPHIS, TN 38120	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JAMES G. GRAY AND ANNA H. GRAY, TRUSTEES OF THE GRAY LIVING TRUST DATED OCTOBER 7, 2003**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PAUL B. ANDERSON AND JENNIFER B. ANDERSON, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Building Site No. 19 on the Plan of Sugartree, Phase 1 of record in Plat Book 4675, Pages 141 and 142, as amended in Book 4869, Page 686, Book 5169, Page 426, Book 5191, Page 412, Book 5222, Page 468, and Book 5238, Page 93, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James G. Gray and Anna H. Gray, Trustees of the Gray Living Trust dated October 07, 2003 by Warranty Deed from Paul J. Huffman III and wife, Sarah R. Huffman, of record in Instrument No. 20050701-0076147, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 19 Washington Park, Nashville, TN 37205-4734
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 30th day of September, 2020

THE GRAY LIVING TRUST DATED OCTOBER 7, 2003

BY: James G. Gray, TTEE

JAMES G. GRAY, TRUSTEE

BY: Anna H. Gray, TTEE

ANNA H. GRAY, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, **James G. Gray and Anna H. Gray** with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Trustees of The Gray Living Trust, and who further acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Trustees of said Trust.

Witness my hand and official seal this 30th day of September, 2020.

Commission expires:

Notary Public