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Karen Johnson Davidson County
Batch# 575623 DEEDWARR
02/23/2021 11:25:45 AM 4 pgs
Fees: $23.00 Taxes: $3,330.00
20210223-0021929

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Phillip Gray, II, and wife, Julie Gray**, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **625 Berry Road GP**, a Tennessee general partnership, SECOND PARTY, which expression shall include successors and assigns.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

> Land situated in Davidson County, Tennessee, being Lot No. 19 and part of Lot 20 on the Plan of Berrywood Subdivision, Section 2, as of record at Plat Book 3106, Page 14, Register's Office for said County.
>
> Said Lot No. 19 fronts 84.0 feet on the southerly margin of Berry Road and extends back between lines 145.9 feet on the westerly line and 89.1 feet on the easterly line to a dead line in the rear on which it measures 101.3 feet.
>
> Said Lot 20 is described as beginning at a point in the southerly margin of Berry Road at the common front corner of lots Nos. 19 and 20; Thence, with the line between said lots southwardly 89.1 feet to a point and being a point in the line of the property conveyed to the State of Tennessee by deed at Book 4416, Page 421, said Register' s Office; thence, with the line of division of Lot No. 20 and the said property conveyed to the State of Tennessee, N 39° 35' E, 60.3 feet to a point; thence, N 55° 58' E, 56.0 feet to the end of a curve in the westerly margin of Bransford Ave.; thence northwestwardly around

said curve 49.2 feet to the end of said curve in the southerly margin of said Berry Road; thence, with the margin of said Berry Road westwardly 85.0 feet to the point of beginning.

Being the same property conveyed to FIRST PARTY herein by deed of record in Instrument No. 20170711-0069602, Register's Office of Davidson County, Tennessee.

Being also known as 625 and 629 Berry Road, Nashville, Tennessee 37204

Map and Parcels: 118-03-0-025.00 and 118-03-0-026.00

Description same as previous deed.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that they are lawfully seized and possessed of said real estate, that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except as follows: current year's property taxes which will be assumed by SECOND PARTY; title to all oil, gas, minerals and gravel within and underlying the premises together with all mining rights and other rights, privileges, and immunities relating thereto; and all matters shown on the Plan of record in Plat Book 3106, Page 14 as amended in Instrument No. 20071206-0141323, Register's Office for Davidson County, Tennessee.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 12 day of February, 2021.

Phillip Gray, II

Julie Gray

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, Phillip Gray, II, and wife, Julie Gray, with whom I am personally acquainted, and who acknowledged under oath that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of February, 2021.

My commission expires:
July 3, 2023

Notary Public

LINDA JOYCE REDDEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE - MAURY COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $900,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of February, 2021.

My commission expires:

Notary Public

JEANIE DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 04-17-2022

NEW PROPERTY OWNERS:

625 Berry Road GP

701 West 7th Street

Columbia, Tennessee 38401

PERSON(S) RESPONSIBLE FOR TAXES:

625 Berry Road GP

701 West 7th Street

Columbia, Tennessee 38401

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