Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,000,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF March, 2021. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)
Karen Johnson Davidson County Batch# 582574 DEEDWARR 03/03/2021 10:36:23 AM 2 pgs Fees: $13.00 Taxes $3,700.00 20210303-0027294	TIRA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stone Oak Builders, LLC	Stone Oak Builders, LLC	MAP
P. O. Box 1447	P. O. Box 1447	PARCEL 131-16-0-022.00
Brentwood, TN 37027	Brentwood, TN 37027	
(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, **Heirs and Beneficiaries of William C. Gray**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stone Oak Builders, LLC, a Tennessee limited liability company**

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:

A certain lot or parcel of land situate, lying and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

Being the Northerly part of Lot No. 2, Block "B" on the Plan of Gateway Acres, as of record in Plan Book 974, Page 73, Register's Office for said County. Beginning on the Southerly margin of Brookwood Lane at the corner of Lots Nos. 1 and 2; thence with the line between said two lots Southerly 252.1 feet to the Northwest corner of the property conveyed to James Bostick Ransom and wife, of record in Book 1229, Page 470; thence with Ransom's Northern boundary line, Easterly 183 feet more or less to Randsom's Northeast corner, being a point in the line between Lots No. 2 and 3; thence with the line between said two lots, Northerly 256 feet to the Southerly margin of Brookwood Lane; thence with same Westerly 175.2 feet to the beginning.

Being the same property conveyed to Mary E. Gray and husband, Harry E. Gray, Jr. (now deceased), from Laura Lee Robertson, by deed of record in Book 1040, Page 694, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mary E. Gray, Trustee U/A/D by Quitclaim deed from Mary E. Gray, Individually of record in Book 9771, page 823, Register's Office for Davidson County, Tennessee, dated August 02, 1995 and recorded on August 24, 1995.

Being the same property conveyed to Harry E. Gray, III, William C. Gray and Owen Edmonds Gray, Individually by Quitclaim deed from Mary E. Gray, Trustee U/A/D August 02, 1995 and any amendments of record in Instrument No. 200007050066509 Register's Office for Davidson County, Tennessee, dated June 28, 2000 and recorded on July 05, 2000.

Being the same property conveyed to William C. Gray by Quitclaim deed from Harry E. Gary, III and Owen Edmonds Gray of record in Instrument No. 20030423-0054604 Register's Office for Davidson County, Tennessee, dated April 02, 2003 and recorded on April 23, 2003.

William Gray died intestate February 28, 2020, his estate being administered through Davidson County Probate Court, Docket No. 20P801. His surviving heirs and beneficiaries being his brothers, Harry Gray and Owen Gray.
See also:
Affidavit of Heirship regarding William Gray, recorded in Instrument No. 20200622-0067068;
Affidavit of Heirship regarding William Gray, recorded in Instrument No. 20200622-0067067; and
Affidavit of Heirship regarding William Gray, recorded in, Instrument No. 20200622-0067069, in the Register's Office for Davidson County.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **1145 Brookwood 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 ____ hand( ) this the 1st day of March, 2021.

Owen Gray

Owen Gray

Harry Gray by Owen Gray, attorney in fact

Harry Gray by Owen Gray, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Owen Gray** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained,

Witness my hand and official seal this the 1st day of March, 2021.

My Commission expires 10-2-2023

LUKE KELLUM
STATE OF TENNESSEE
NOTARY PUBLIC

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Owen Gray** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Harry Gray**, as his Attorney in Fact, as the free act and deed of the within named **Harry Gray**.

Witness my hand and official seal this the 1st day of March, 2021.

My Commission expires 10-2-2023

LUKE KELLUM
STATE OF TENNESSEE
NOTARY PUBLIC

Notary Public