Karen Johnson Davidson County
Batch# 703946 DEEDWARR
08/25/2021 08:55:30 AM 2 pgs
Fees: $13.00 Taxes: $4,810.00
20210825-0114561

4777

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,300,000.00 .

David F. Gordon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of August, 2021.

Notary Public

COMMISSION EXPIRES: 3-7-2023

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 7, 2023

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David F. Gordon Abigail Gordon	TRUXTON TRUST	158-04-0A-003-00
(NAME)	(NAME)	
7 Annandale	4525 Harding Road, Ste 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37205	
(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, I, **Roland William Gray, Jr., Trustee of the Diane W. Gray Revocable Trust u/a/d February 18, 2020,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David F. Gordon and Abigail Gordon, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I:

Being Lot No.2 on the Plan of Revised Section One, Otter Wood, as shown on Plat of record in Plat Book 6900, Page 590, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Tract II:

Non-Exclusive easement for ingress and egress as set forth in Book 7667, page 218, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Roland W. Gray and wife, Diane W. Gray, by Warranty Deed from Holmes unlimited, a Joint Venture composed of Ron Holmes, Michael J. Philbin, William Ritchie Pigue and Arthur P. Gardner, dated 07/31/1989 and recorded 07/31/1989 in Book 7902, Page 240, in the Register's Office for Davidson County, Tennessee. The said Roland W. Gray having since died leaving his wife, Diane W. Gray as surviving tenant by the entirety. Property was further conveyed to Roland William Gray, Jr. and Andrew Franklin Gray, as Trustees of the Diane W. Gray Revocable Trust u/a/d February 18, 2020, by Quitclaim Deed from Diane W. Gray, an unmarried woman, dated 02/18/2020 and recorded 02/19/2020 in Instrument Number 202002190018390, in the Register's Office for Davidson County, Tennessee. See Certification of Trust of record in Instrument No. _____**202108250114560**_____ in said Register's Office including delegation of authority by Trustee Andrew Franklin Gray to Trustee Roland William Gray, Jr. with respect to the sale, transfer and conveyance of the Property.

This is improved property known as 7 Annandale, Nashville, Tennessee 37215.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

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, successors 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, successors 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 24th day of August, 2021.

Diane W. Gray Revocable Trust u/a/d February 18, 2020

By: Roland William Gray, Jr. Trustee acting for himself and for Andrew Franklin Gray, Trustee, pursuant to delegated authority

Roland William Gray, Jr., Trustee, acting for himself and for Andrew Franklin Gray, Trustee, pursuant to delegated authority

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Roland William Gray, Jr., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, who upon oath acknowledged himself to be a duly appointed and acting Trustee of the Diane W. Gray Revocable Trust u/a/d February 18, 2020, the within named bargainor, and in my presence executed the within instrument for and on behalf of said bargainor by signing for said bargainor as its Trustee, further upon oath acknowledging that he did so freely and voluntarily, for the purposes therein contained, being duly authorized so to do.

WITNESS my hand and seal this 24th day of August, 2021.

STEPHANIE PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 7, 2023

Notary Public

Commission Expires: _____

Certificate of Authenticity

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on this the 24th day of August, 2021.

Ernest D. Bennett, III, Affiant 08/24/2021 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 24th day of August, 2021.

Notary's Signature

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023