Karen Johnson Davidson County
Batch# 876117 DEEDWARR
06/23/2022 09:56:22 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20220623-0071599

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $450,000.00 William Pryor Affiant Subscribed and sworn to before me This 20th day of May 2022. SARAH E. JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Notary Public My Commission Expires: 11/03/25

Address New Owners as:	Tax Bill To:	Map / Parcel
William L. Gray, Jr. **Lynn Gray** **5141 Granny White Pike,** **Nashville, Tennessee 37220**	New Owner	145 07 0 078.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. File 22-02-16360

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Russell Family Limited Partnership,** a Georgia Limited Partnership (hereinafter referred to as "Grantor") has bargained and sold, and by these presents does transfer and convey unto **William L. Gray, Jr. and Lynn Gray,** husband and wife , (hereinafter referred to as "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

BEING Lot No. 2 on the Plan of Hooke Subdivision and Amendment of Lot 33 of Hillmont Estates Section Two, as of record in Plat Book 8250, Page 609, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Russell Family Limited Partnership, a Georgia Limited Partnership, by Warranty Deed from David C. Laubie, dated September 26th, 2007, of record in Instrument 20070928-0115775, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 0 Granny White Pike, Nashville, TN 37220.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. Taxes for 2022 and subsequent years, a lien not yet due and payable. Map & Parcel 145 07 0 078.00.
2. Subject to all matters on Plat Book 3700, Page 130, said Register's Office.
3. Covenants as of record in Book 4145, Page 8, said Register's Office.
4. Subject to all matters as established on the Plan of Hooke Subdivision and Amendment of Lot Number 33 Hillmont Estates, Section Two of record in Plat Book 8250, Page 609, Register of Deeds Office for Davidson County, Tennessee.

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

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its successors, and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 20th day of May 2022.

GRANTOR:
Russell Family Limited Partnership

By: W E Russell
Bill Russell, General Partner

STATE OF Georgia
COUNTY OF Gwinnett

Before me, the undersigned of the state and county mentioned, personally appeared, **Bill Russell, General Partner** of the **Russell Family Limited Partnership,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **General Partner** of the **Russell Family Limited Partnership**, and as such **General Partner**, acknowledged that he is authorized to execute the foregoing instrument on behalf of the **Russell Family Limited Partnership,** the within named bargainor, and that he, as **General Partner**, executed the foregoing instrument for the purpose therein contained, by signing the name of the **Russell Family Limited Partnership** by himself as **General Partner**.

Witness my hand and seal, this 20th day of May 2022.

Theresa M. DeLao
Notary Public

My Commission Expires: 2/23/25

