BILL GARRETT, Davidson County
Trans: T20130028028 DEEDWARR
Recvd: 04/08/13 08:41 2 pgs
Fees: 13.00 Taxes: 1117.40
20130408-0034077

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd
Suite 203A
Nashville, Tennessee 37215

CRT File No. 13030102

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is geater, for this transfer is: $302,000.00.

Affiant

Subscribed and sworn to before me, this5th day of April, 2013.

Notary Public
My Commission Expires: 07/08/13

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Greenway Avenue Investors, LLC 3317 East Lake Drive Nashville, TN 37214	New Owner	Tax Parcel ID No. 104-05-0 343.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Walter Cody Leaver III and wife, Carol H. Leaver** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Greenway Avenue Investors, LLC**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 279, RICHLAND REALTY COMPANY'S FIRST ADDITION TO SUBDIVISION "B", as shown on plat of record in Plat Book 332, Page 174, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Walter Cody Leaver, III, and wife, Carol H. Leaver by Warranty Deed from Lytton J. Clark, Administrator CTA under the will of Jonnie Mae Freeman, deceased, and Elva Tidwell Barrett, recorded on the 18th day of July, 1975 in Deed Book 4933, Page 53, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RICHLAND REALTY COMPANY'S FIRST ADDITION TO SUBDIVISION "B", as recorded in Plat Book 332, Page(s) 174.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 318 Greenway Ave Nashville TN 37205.

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of April, 2013.

Walter Cody Leaver III

Carol H. Leaver

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Walter Cody Leaver III and Carol H. Leaver, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of April, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014