THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13060200**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $280,000.00 Affiant Subscribed and sworn to before me, this 17th day of July, 2013. Notary Public My Commission Expires: _____

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

BILL GARRETT, Davidson County
Trans: T20130061495 DEEDWARR
Recvd: 07/18/13 15:25 2 pgs
Fees: 13.00 Taxes: 1036.00

20130718-0074633

WARRANTY DEED

Address New Owner: Greenway Avenue Investors, LLC 3317 East Lake dr Nashville TN 37214	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 10407009500

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, **Eleanor J. Lamar also known as Eleanor L. Cooksey** ("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 3, BLOCK 2, MAP OF FAIRFAX PLACE, as shown on plat of record in Plat Book 547, Pages 137 and 138, 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 by Warranty Deed from Sarah M. Lamar and Eleanor J. Lamar to Eleanor J. Lamar as recorded on the 29th day of April, 1964 in Deed Book 3710, Page 511 and Warranty Deed from Ocie B. Plato and Anna Brandt to Eleanor J. Lamar and Mrs. Sarah M. Lamar, and to the survivor of them as recorded on the 14th day of November, 1962 in Deed Book 3462, Page 177, 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 BLOCK 2, MAP OF FAIRFAX PLACE, as recorded in Plat Book 547, Page(s) 137 and 138.

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

This is improved property located at 2805 Blakemore Ave Nashville TN 37212.

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.

The power of attorney for Eleanor L. Cooksey is of record in Instrument No. 20130717-0073698 in the Register's Office for Davidson County, Tennessee.

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 17th day of July, 2013.

Eleanor J Lamar also known as Eleanor Cooksey
William Allen Worley (POA)
Eleanor J. Lamar also known as Eleanor L. Cooksey, by William Allen Worley, her attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **William Allen Worley,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Eleanor L. Cooksey,** the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 17th day of July, 2013.

Notary Public

My Commission Expires: _____

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