THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 845,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF November 2013.

Notary Public

MY COMMISSION EXPIRES: 1-11-17

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

BILL GARRETT, Davidson County
Trans:T20130096955 DEEDWARR
Recvd: 11/14/13 09:01 2 pgs
Fees:13.00 Taxes:3126.50

20131114-0117563

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Greenway Avenue Investors, LLC	SAME AS NEW OWNER	10415001200 & 10415001100
3317 East Lake Drive		
Nashville, TN 37214		
(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, WE, **Celia Amy Hall, unmarried,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Greenway Avenue Investors, LLC**

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:

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 71 and the south 5 feet of Lot No. 72 on the Plan of Bransford Realty Company's Subdivision of Westmoreland Place of record in Plat Book 421, Page 16, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 71 and the south 5 feet of Lot No. 72 front together 70 feet on the westerly margin of 28th Avenue, South and run back between parallel lines 210 feet to an alley.

Being the same property conveyed to Celia Amy Hall by Deed from J. C. Register of record in Book 7857, page 989, Register's Office for Davidson County, Tennessee, dated June 5, 1989.

Tract 2:
Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Bransford Realty Company's Subdivision of Westmoreland Place of record in Plat Book 421, Page 16, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Celia Amy Hall, an unmarried person, and Genevieve B. Hall, unmarried, as joint tenants with rights of survivorship and not as tenants in common, by Deed from Edward E. Tamberino and wife, Margaret B. Tamberino of record in Book 7378, page 526, Register's Office for Davidson County, Tennessee, dated October 9, 1987.The said Genevieve B. Hall having since died.

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 **2509 & 2511 Natchez Trace, Nashville, TN 37212.**

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 my hand this the 12th day of November, 2013.

Celia Amy Hall by Read Warner, Attorney in fact

Celia Amy Hall
By Read Warner, Attorney in Fact
by Power of Attorney recorded simultaneous herewith

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On November 12, 2013, before me personally appeared READ WARNER to me known to be the person who executed the foregoing instrument in behalf of CELIA AMY HALL and acknowledged that he executed same as the free act and deed of said CELIA AMY HALL for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 12th day of November, 2013.

My Commission Expires:
10/18/16

NOTARY PUBLIC

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY