BILL GARRETT, Davidson County
Trans:T20130108000 DEEDWARR
Recvd: 12/31/13 11:08 2 pgs
Fees:13.00 Taxes:965.70
20131231-0131162

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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Road, Suite 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 13120044**<br><br>PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is: $261,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 27th day of December, 2013.<br><br>Notary Public<br>My Commission Expires: 9/9/14 |

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Robert P. Laws and Theresa L. Fuller<br>PO Box 1111<br>Spring City TN 37381 | New Owner | Tax Parcel ID No.<br>10405010800 (Parent Parcel) |

**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, **Greenway Avenue Investors, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert P. Laws and wife, Theresa L. Fuller** ("Grantees"), their 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 20, MAP OF HARDISON & YOUNG'S LOTS IN WEST END PARK, as shown on plat of record in Plat Book 421, Page 190, 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 James Barret to Greenway Avenue Investors, LLC as recorded on the 26th day of September, 2013 in Instrument No. 20130926-0101062 and part of Warranty Deed from Timothy S. Forsman to James Barret, an unmarried man as recorded on the 3rd day of August, 2007 in Instrument No. 20070803-0092836, 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 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP OF HARDISON & YOUNG'S LOTS IN WEST END PARK, as recorded in Plat Book 161, Page(s) 47 and Plat Book 421, Page 190.

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

This is unimproved property located at 419 Park Circle (Lot 20) 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 27th day of December, 2013.

Greenway Avenue Investors, LLC

By: Howard R. Robinson, Member

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Howard R. Robinson, 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 a member of Greenway Avenue Investors, LLC, 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 27th day of December, 2013.

Notary Public

My Commission Expires: _____

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