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BILL GARRETT, Davidson County
Trans:T20140029834 DEEDWARR
Recvd: 05/01/14 11:00 2 pgs
Fees:13.00 Taxes:1720.50
20140501-0036763

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 1403034**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Williamson) The actual consideration or value, whichever is greater, for this transfer is: $465,000.00. Affiant Subscribed and sworn to before me, this 28th day of April, 2014. Notary Public My Commission Expires: 03-07-17

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Daniel J. Brywczynski 3509 Hillsdale Avenue Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-05-0-092.00

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, **Greenway Avenue Investors, LLC** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniel J. Brywczynski, a single person** ("Grantees"), his 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 Unit B, 414 GREENWAY COTTAGES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, as shown on plat of record in Instrument No. 20130401-0031713, 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 Owen B. Loomis, Jr. and Julie H. Loomis, husband and wife to Greenway Avenue Investors, LLC as recorded on the 26th day of July, 2012 in Instrument No. 20120726-0065659; Warranty Deed from William Bradley Bissell and Sally Williams, husband and wife to Owen B. Loomis, Jr. and Julie H. Loomis, husband and wife as recorded on the 11th day of June, 2012 in Instrument No. 20120611-0050523 and Warranty Deed from Donald R. Thompson and wife, Barbara H. Thompson to William Bradley Bissell and wife, Sally Williams as recorded on the 5th day of May, 2004 in Instrument No. 20040505-0050922, 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 HARDISON AND YOUNG'S LOTS IN THE WEST END PARK, as recorded in Plat Book 421, Page(s) 190 and Exhibit to Instrument Nos. 20130401-0031713 and 20131219-0128337.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20130401-0031713, amended at Instrument No. 20131219-0128337.

Charter of 414 Greenway Avenue Cottages Corporation, a Townhouse Corporation recorded at Instrument No. 20130401-0031712.

Restrictive Covenant for Detached Structure recorded at Instrument No. 20131024-0110680.

This is improved property located at 3509 Hillsdale Avenue 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 28th day of April, 2014.

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 28th day of April, 2014.

Notary Public

My Commission Expires: _____

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