BILL GARRETT, Davidson County
Trans:T20140035499 DEEDWARR
Recvd: 05/21/14 12:14 2 pgs
Fees:13.00 Taxes:1705.70
20140521-0043802

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

CRT File No. 14040606

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: ~~$161,000.00~~

Affiant

Subscribed and sworn to before me, this8th day of May, 2014.

Notary Public
My Commission Expires: 2/24/18

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Angela Hart 414 Greenway Avenue Nashville TN 37205	New Owner	Tax Parcel ID No. 104-05-0-G-1.00CO

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 **Angela Hart, single woman** ("Grantees"), her 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 A, 414 GREENWAY COTTAGES, as shown on Exhibit B of Instrument No. 20131219-0128337, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of 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; part of 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 part of 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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 414 GREENWAY COTTAGES, as recorded in Exhibit "B" of Master Deed at Instrument No. 20130401-0031713, amended at Instrument No. 20131219-0128337 and Book 421, Page 190, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20130401-0031713 and 20131219-0128337 , but deleting any covenant, condition or restriction

indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Charter of 414 Greenway Cottages Corporation recorded at Instrument No. 20130401-0031712.

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

This is improved property located at 414 Greenway 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 8th day of May, 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 8th day of May, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 9, 2014