THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14102144** BILL GARRETT, Davidson County Trans:T20140085705 DEEDWARR Recvd: 11/13/14 12:16 2 pgs Fees:13.00 Taxes:3511.30 20141113-0104807	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $49,000.00. Affiant Subscribed and sworn to before me, this 7th day of November, 2014. Notary Public My Commission Expires: 11-3-15 PATRICE J. GALLAWAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

WARRANTY DEED

Address New Owner: Meredith P. Gammill Chandler D. Gammill 318 Greenway Avenue Nashville TN 37205	Send Tax Bills To: Access National Mortgage 1800 Robert Fulton Dr #350 Reston VA 20191	Tax Information: Tax Parcel ID No. 10405034300

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 Meredith P. Gammill and Chandler D. Gammill, wife and husband ("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 279, RICHLAND REALTY COMPANY'S FIRST ADDITION TO SUBDIVISION "B", as shown on plat of record in Plat Book 332, Page 174, 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 to Greenway Avenue Investors, LLC by Warranty Deed from Walter Cody Leaver III and wife, Carol H. Leaver, recorded on the 8th day of April, 2013 in Instrument No. 20130408-0034077, 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 2015 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 RICHLAND REALTY CO'S FIRST ADDITION TO SUBDIVISION "B", as recorded in Plat Book 332, Page(s) 174.

Restrictive Covenant for Detached Structure recorded at Instrument No. 20140424-0034591.

This is improved property located at 318 Greenway Avenue, Nashville TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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, their 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 7th day of November, 2014.

Greenway Avenue Investors, LLC
By: Howard R. Robinson, Managing Member

State of Tennessee
County of Davidson

Before me, a Notary Public of the aforesaid State and County, personally appeared Howard R. Robinson, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that such person is the Managing Member of the limited liability company, and that the instrument was signed and sealed on behalf of the limited liability company, and acknowledged the instrument to be the free act and deed of the limited liability company.

Witness my hand and Seal this the 7th day of November, 2014.

Notary Public
My commission expires:

