BILL GARRETT, Davidson County
Trans:T20140094466 DEEDWARR
Recvd: 12/17/14 13:22 2 pgs
Fees:13.00 Taxes:3385.50
20141217-0115444

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14112447**	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is: $915,000. Affiant Subscribed and sworn to before me, this 16th day of December, 2014. Notary Public My Commission Expires: 03-07-17

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Adam Hyatt and Carolyn Hyatt 2805 Blakemore Ave Nashville TN 37212	Send Tax Bills To: Sirva Mortgage Inc. 6200 Oak Tree Blvd. Suite 300 Independence, OH 44131	Tax Information: Tax Parcel ID No. 10407009500

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 **Adam Hyatt and Carolyn Hyatt, Husband and Wife**, ("Grantees"), its 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 3, BLOCK 2, MAP OF FAIRFAX PLACE, as shown on plat of record in Plat Book 547, Pages 137 and 138, 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 Eleanor J. Lamar also known as Eleanor L. Cooksey to Greenway Avenue Investors, LLC as recorded on the 18th day of July, 2013 in Instrument No. 20130718-0074633; Warranty Deed from Sarah M. Lamar and Eleanor J. Lamar to Eleanor J. Lamar as recorded on the 29th day of April, 1964 in Deed Book 3710, Page 511 and Warranty Deed from Ocie B. Plato and Anna Brandt to Eleanor J. Lamar and Mrs. Sarah M. Lamar, and to the survivor of them as recorded on the 14th day of November, 1962 in Deed Book 3462, Page 177, 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 FAIRFAX PLACE, as recorded in Plat Book 547, Page(s) 137 and 138. Restrictive Covenant for Detached Structure recorded at Instrument No. 20140424-0034703.

This is improved property located at **2805 Blakemore Ave Nashville TN 37212**

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 12th day of December, 2014.

Howard R. Robinson, Member of Greenway Avenue Investors, LLC

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 a member of Greenway Avenue Investors, LLC and that the instrument was signed and sealed on behalf of the LLC, and acknowledged the instrument to be the free act and deed of the LLC.

Witness my hand, at office, this 12th day December.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018