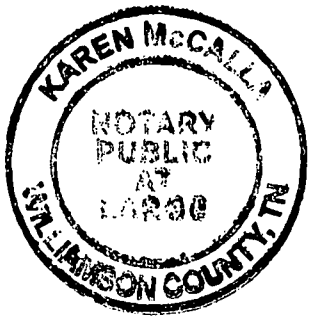
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $473,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: March 23, 2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tiffany Hetmanek	NEW OWNER	104-05-0F-001.00 CO
(NAME)	(NAME)	
3515 Hillsdale Avenue	3515 Hillsdale Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, MARCI GERWE, MARRIED, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TIFFANY HETMANEK, UNMARRIED, HEREINAFTER CALLED THE GRANTEE, IT SUCCESSORS AND OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. I together with the appurtenant interest in the common elements of Greenway Park Brownstones, a horizontal property regime with private elements established by Declaration of Covenants, Conditions and Restrictions, of record in Instrument Number 20060413-0042742, in the Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Declaration of Covenants, Conditions and Restrictions.

Being the same property conveyed to MARCI GERWE, by deed from BARBARA GERWE SAMPSON, of record in Instrument No. 20140203-0009217, dated January 30, 2014, said Register's Office.

Thomas V. Bowker, spouse of Marci Gerwe, joins in the execution of this instrument to convey any marital interest he may have in the subject property.

This conveyance is subject to: 2016 property taxes which are a lien, but not yet due and payable; all matters as shown for the Greenway Park Brownstones, a horizontal property regime with private elements established by Declaration of Covenants, Conditions and Restrictions, of record in Instrument Number 20060413-0042742, in the Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Declaration of Covenants, Conditions and Restrictions, Register's Office for said County; and any and all easements of record.

BILL GARRETT, Davidson County
Trans:T20160034724 DEEDWARR
Recvd: 04/27/16 13:12 2 pgs
Fees:13.00 Taxes:1750.10
20160427-0041071

unimproved ☐

This is improved ☒ property, known as 3515 Hillsdale Avenue, Nashville, TN 37205

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 26th day of April, 2016.

Marci Gerwe

Thomas V. Bowker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARCI GERWE AND THOMAS V. BOWKER, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this 26th day of April, 2016.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/6/18