THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16068192** BILL GARRETT, Davidson County Trans:T20160061773 DEEDWARR Recvd: 07/19/16 08:52 2 pgs Fees:13.00 Taxes:3540.90 20160719-0073909	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $957,000.00. Affiant Subscribed and sworn to before me, this 12th day of July, 2016. Notary Public My Commission Expires: SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-17-2017

WARRANTY DEED

Address New Owner: Robert A. Davidson and Linda M. Davidson 2509 A NATCHEZ TRACE Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 10415048800

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 **Robert A. Davidson and Linda M. Davidson, 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, FINAL PLAT, RE-SUBDIVISION OF LOTS 70-71 & THE SOUTH 5' OF 72, BRANSFORD REALTY COMPANY WESTMORELAND PLACE, as shown on plat of record in Instrument No. 20141231-0119357, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Greenway Avenue Investors, LLC by Warranty Deed from Celia Amy Hall, unmarried, recorded on the 14th day of November, 2013 in Instrument No. 20131114-0117563, 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 2016 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 FINAL PLAT, RE-SUBDIVISION OF LOTS 70-71 & THE SOUTH 5' OF 72, BRANSFORD REALTY COMPANY WESTMORELAND PLACE, as recorded in Plat Book 421, Page(s) 16 and Instrument No. 20141231-0119357.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 2509 A NATCHEZ TRACE 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 July, 2016.

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 12th day of July 2016.

_____
Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018