Bill Garrett Davidson County
Batch# 1531 DEEDWARR
09/18/2017 09:14:14 AM 2 pgs
Fees: $13.00 Taxes: $1,498.50
20170918-0094911

WARRANTY DEED

MST 2017-0961

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF SEPTEMBER, 2017

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jon Sumner Wilson and Andrea Leigh Cloninger Wilson	New Owner	084 05 0B 00600CO
(NAME)	(NAME)	
3101 Morning Stroll Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **East Greenway Park, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jon Sumner Wilson and Andrea Leigh Cloninger Wilson, husband and wife** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 6 on the Plan of East Greenway Park, a Townhouse Planned Unit Development, as shown on Exhibit "B" of East Greenway Park, of record in Instrument No. 20160707-0069540, as Amended in Instrument No. 20161020-0110945 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to East Greenway Park, LLC by warranty deed from Gay M. Hurt, Camille M. Demonbreun, Betty M. West and Ruth M. Edwards of record in Instrument No. 20130508-0046306 Register's Office for Davidson County, Tennessee, dated 05/06/2013 and recorded on 05/08/2013. (Value or consideration as shown in aforementioned deed $600,000.00.) Being also known as 3101 Morning Stroll Drive Nashville, TN 37206.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, ALTA 8.1 and 9 Endorsement will be added to the Mortgage Loan Policy. Taxes for the year 2017, a lien not yet due and payable. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160707-0069540, as amended in Instrument Number 20161020-0110945, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons Restrictions and Covenants for Stormwater Facilities and System of record in Instrument

Number 20141205-0111597, in the Register's Office for Davidson County, Tennessee. Subject to all matters shown on the Plan of record as Instrument Number 20160706-0069097 and Instrument Number 20170216-0016159, Register's Office of Davidson County, Tennessee. Subject to all matters shown on the Plan of record in Plat Book 161, Page 163, Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 3101 Morning Stroll Drive, Nashville, TN 37206
(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 my/our hand(s) this 14 DAY OF SEPTEMBER, 2017.

East Greenway Park, LLC

Yvette Meldrum, Authorized Agent

Yvette Meldrum, Authorized Agent

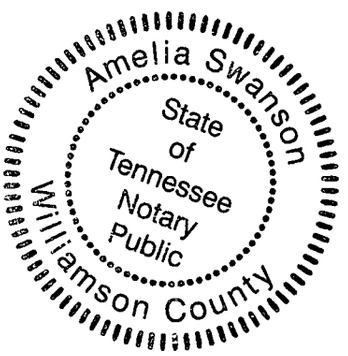
STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Yvette Meldrum**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 14 day of September, 2017.

Notary Public

My commission expires: 5-27-2019



Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-VRES-17-3101