THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170913467** Bill Garrett Davidson County Batch# 15473 DEEDWARR 10/19/2017 01:39:41 PM 2 pgs Fees: $13.00 Taxes: $1,479.63 20171019-0107218	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $399,900.00 Affiant Subscribed and sworn to before me, this 13th day of October, 2017. Notary Public My Commission Expires:

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

WARRANTY DEED

Address New Owner: David H. Mayer 2238 B CRUZEN STREET Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 118-04-0H-002.00 CO

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, **Green Pine Properties, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David H. Mayer, a single man**, ("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 Unit B, HOMES AT 2238 CRUZEN STREET, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20161201-0126157, in the Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed by Warranty Deed from Lisa M. Porter and Carl E. Porter, wife and husband to Green Pine Properties, LLC, a Tennessee Limited Liability Company, as recorded on the 12th day of October, 2016 in Instrument No. 20161012-0107842 and part of Warranty Deed from Mary Katherine Smith, unmarried and Vickie W. Whitson and husband, Raymond Whitson to Lisa M. Porter and husband, Carl E. Porter, as recorded on the 17th day of August, 2012 in Instrument No. 20120817-0073946, 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 2017 and thereafter, not yet due and payable.

Covenants, Conditions and Restrictions as set forth in Declaration of Convenants, Conditions and Restrictions recorded in Instrument No. 20161201-0126157.

Covenants, Conditions and Restrictions as set forth in Declaration of Protective Covenants, Conditions and Restrictions for Cruzen Street Townhouses II, a Townhouse Planned Unit Development recorded in Instrument No. 20160627-0065528, corrected by Scrivener's Affidavit at Instrument No. 20160824-0088708.

Charter of Cruzen Street Townhouses, II Owners Association, Inc. recorded at Instrument No. 20160627-0065524.

Restrictive Covenant for detached structure recorded at Instrument No. 20001128-0116326.

This is improved property located at 2238 B CRUZEN STREET Nashville, TN 37211

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 13th day of October, 2017.

Green Pine Properties, LLC

By: Tyler Antonakos, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tyler Antonakos, 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 Green Pine Properties, 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 13th day of October, 2017.

Notary Public

My Commission Expires: _____

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-VRES-17-2238B