RECORD & RETURN TO:
FILE BOX 36 if Davidson County

WARRANTY DEED

SUSANNAH L. DANIEL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES JULY 05 2021

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $745,000.00.

Affiant

Subscribed and sworn to me on January 16, 2018.

NOTARY PUBLIC

My Commission Expires:

Bill Garrett Davidson County
Batch# 48917 DEEDWARR
01/18/2018 01:44:32 PM 2 pgs
Fees: $13.00 Taxes: $2,756.50
20180118-0005365

THIS INSTRUMENT WAS PREPARED BY:
Patrick Poole
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #31224

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Terry L. Hallemann 101 West Park Dive, Suite 100 Brentwood, TN 37027	Terry L. Hallemann 101 West Park Dive, Suite 100 Brentwood, TN 37027	130-16-0-010.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Robert S. Greenberg and Jo Ann Greenberg, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Terry L. Hallemann, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 16 Block "B" on the Plan of Tyne Meade, Section III of record in Plat Book 1424, Page(s) 12 through 14, Inclusive 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 the same property conveyed to Robert S. Greenberg and wife, Jo Ann B. Greenberg by Warranty deed from John David Kennedy Executor for The Estate of Joseph J. Kennedy of record in Instrument No. 20151029-0110275 Register's Office for Davidson County, Tennessee and recorded on October 29, 2015.

Said Joseph J. Kennedy died testate on August 6, 2015. His estate was probated in the Chancery Court of Davidson County, Tennessee, File No. 15P1336

The conveyance of the above-described parcel of land is subject to the following:

1. 2018 Davidson County taxes which have been prorated by the parties and assumed by the Grantee.
2. Subject to all matters shown on the Plan of record in Plat Book 1424, Page(s) 12 through 14, inclusive Register's Office for Davidson County, Tennessee.
3. Subject to Right of Way of Hemingway Drive
4. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 2401 Hemingway Drive, Nashville, TN 37215.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 16th day of January, 2018.

Robert S. Greenberg

Jo Ann Greenberg

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On January 16, 2018, before me personally appeared Robert S. Greenberg and Jo Ann Greenberg to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his/her free act and deed.

Witness my hand and official seal on January 15, 2018.

NOTARY PUBLIC

My Commission Expires: 9-7-2022

PATRICK H. POOLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 7, 2021