30419-8 Box 14

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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Rd, Ste 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 171214515**<br><br>Bill Garrett Davidson County<br>Batch# 53137 DEEDWARR<br>01/30/2018 12:16:25 PM 2 pgs<br>Fees: $13.00 Taxes: $3,811.00<br>20180130-0009441 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $1,030,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 26th day of January, 2018.<br><br>Notary Public<br>My Commission Expires: 5-8-18<br><br>ANNA ASEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY |

# WARRANTY DEED

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| Address New Owner:<br>Jack Christopher Skinner<br>Jaime Lynn Skinner<br>2511 NATCHEZ TRCE<br>Nashville TN 37212-5205 | Send Tax Bills To:<br>SWBC Mortgage Corp.<br>9311 San Pedro #100<br>San Antonio, TX 78216 | Tax Information:<br>Tax Parcel ID No.<br>104-15-486.00 |

**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 **Jack Christopher Skinner and Jaime Lynn Skinner, 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 1, BRANSFORD REALTY COMPANY WESTMORELAND PLACE, (RE-SUBDIVISION OF LOTS 70-71 & THE SOUTH 5' OF 72), as established in 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 part 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 2018 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 recorded in Instrument No. 20141231-0119357 and Plat Book 421, Page 16.

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

This is improved property located at 2511 NATCHEZ TRCE Nashville TN 37212-5205

**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 26th day of January, 2018.

Greenway Avenue Investors, LLC.

By: _____

Howard R. Robinson, Managing Member

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Howard R. Robinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member (or other officer authorized to execute the instrument) of Greenway Avenue Investors, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 26th day of January, 2018.

_____

Notary Public

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