Bill Garrett Davidson County
Batch# 66571 DEEDWARR
03/08/2018 11:30:23 AM 2 pgs
Fees: $13.00 Taxes: $2,144.15
20180308-0021967

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180214869

RETURN TO:
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
[illegible] TN 37203

JAMES A. WARMATH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON CO. TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $579,500.00.

Nancy Enoch
Affiant

Subscribed and sworn to before me, this5th day of March, 2018.

Notary Public
My Commission Expires: 1-6-20

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jodee S. Warwick 3506 B HILLSDALE AVENUE Nashville TN 37205-2310	New Owner	Tax Parcel ID No. 104-05-0O-002.00CO

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 **Jodee S. Warwick, an unmarried woman**("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, 3506 HILLSDALE COTTAGES, as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160902-0092810, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Warranty Deed from Kevin D. Montgomery, Trustee to Greenway Avenue Investors LLC, as recorded on the 23rd day of August, 2013 in Instrument No. 20130823-0089155 and part of Warranty Deed from Mary Carolyn Wilson and Dalon Ray Cope, Sr. to Greenway Avenue Investors, LLC, a Tennessee limited liability company, as recorded on the 3rd day of April, 2013 in Instrument No. 20130403-0032957, 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 of WRENWOOD, as recorded in Plat Book 1130, Page(s) 55.

Covenants, Conditions and Restrictions recorded in Instrument No. 20160902-0092810.

Charter recorded at Instrument No. 20160902-0092809.

This is improved property located at 3506 B HILLSDALE AVENUE Nashville TN 37205-2310

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 5th day of March, 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 5th day of March, 2018.

_____
Notary Public

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