Bill Garrett Davidson County
Batch# 84636 DEEDWARR
04/25/2018 02:35:36 PM 2 pgs
Fees: $13.00 Taxes: $1,931.40
20180425-0039064

KRISTIAN BOOTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 20, 2019

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $522,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of April, 2018

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
**Southland Title & Escrow Co., Inc.**
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

| ADDRESS OF NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| Sarah Flynn<br>3509 Hillsdale Avenue<br>Nashville, TN 37205 | PINNACLE BANK<br>150 3rd Ave. S. Ste 900<br>NASHVILLE, TN 37201 | 104-05-0G002.00-CO |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Daniel J. Brywczynski, married, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Ethan Flynn and Sarah Flynn, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. B, 414 Greenway Cottages, as shown on the Plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 414 Greenway Cottages, of record in Instrument Number 20130401-0031713 and amended in Instrument No. 20131219-0128337, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Daniel J. Brywczynski, a single person, by Warranty Deed from Greenway Avenue Investors, LLC of record in Instrument No. 20140501-0036763 Register's Office for Davidson County, Tennessee.

Jana Brywczynski joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of Daniel J. Brywczynski.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 3509 Hillsdale Avenue, Nashville, Tennessee 37205

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 23rd day of April, 2018.

Daniel J. Brywczynski

Jana Brywczynski

**STATE OF TENNESSEE**

**COUNTY OF WILLIAMSON**

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Daniel J. Brywczynski and Jana Brywczynski, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 23rd day of April, 2018.

Notary Public

John M. Wells
State of Tennessee
Notary Public
Davidson County

My Commission Expires: 5/4/2019