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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180315377** Bill Garrett Davidson County Batch# 124248 **DEEDWARR** 08/03/2018 08:15:18 AM 2 pgs Fees: $13.00 Taxes: $2,136.16 20180803-0076095	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is:$577,340.00. Affiant Subscribed and sworn to before me, this31st day of July, 2018. Notary Public My Commission Expires: 3/8/22

WARRANTY DEED

Address New Owner: Christi Joy Braun 3510 A Hillsdale Avenue Nashville TN 37205	Send Tax Bills To: ~~New Owner~~ Synovus Bank 1033 Demonbreun St Nashville, TN 37203	Tax Information: Tax Parcel ID No. 104-05-0Q-001.00CO

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 **Christi Joy Braun, 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 A, 3510 HILLSDALE COTTAGES, as established by Declaration of Covenants, Conditions and Restrictions for 3510 Hillsdale Cottages, a Horizontal Property Regime with Private Elements, as shown on plat of record in Instrument No. 20161214-0131180, 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 by Quitclaim Deed from Greenway Avenue Investors LLC, a Tennessee limited liability company to Kevin D. Montgomery, Trustee, as recorded on the 23rd day of August, 2013 in Instrument No. 20130823-0089157 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 as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20161214-0131180.

Charter of 3510 Hillsdale Cottages Corporation recorded at Instrument No. 20161214-0131179.

This is improved property located at 3510 A Hillsdale Avenue Nashville TN 37205

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 31st day of July, 2018.

Greenway Avenue Investors, LLC.

By: _____
Howard R. Robinson, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Howard R. Robinson, 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 Greenway Avenue Investors, 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 31st day of July, 2018.

_____
Notary Public

