RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

WARRANTY DEED

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE, COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $558,000.00.

Affiant

Subscribed and sworn to me on September 7, 2018.

NOTARY PUBLIC

My Commission Expires: 8.20.2019

THIS INSTRUMENT WAS PREPARED BY:
ORTALE KELLY LAW FIRM (PHP)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #31862

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
John A. Curtis, Jr. Susan M. Curtis 3515 Hillsdale Avenue Nashville, TN 37205	New owner	104-5-F-001 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Tiffany Hetmanek Rangel, married**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **John A. Curtis, Jr., and Susan M. Curtis, husband and wife,** hereinafter called **"GRANTEES,"** their 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 Unit No. 1, together with the appurtenant interest in the common elements of Greenway Park Brownstones, a horizontal property regime with private elements, established by Declaration of record in Instrument No. 20060413-0042742, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Tiffany Hetmanek, unmarried, by Warranty Deed from Marci Gerwe, married, recorded on April 27, 2016 in Instrument No. 20160427-0041071, Register's

Karen Y Johnson Davidson County
Batch# 142810 DEEDWARR
09/19/2018 01:49:22 PM 3 pgs
Fees: $18.00 Taxes: $2,064.60

20180919-0092924

Office for Davidson County, Tennessee. The said Tiffany Hetmanek having since married and is now known as Tiffany Hetmanek Rangel.

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

1. 2018 Davidson County property taxes which have been prorated by the parties and assumed by the Grantee(s), and taxes or special assessments which are not shown as existing liens by the public records.
2. Restrictive Covenants contained in instrument of record in Instrument No. 20050810-0094996 (Lt 2) and Instrument No. 20050810-0094995 (Lt 1), Register's Office for Davidson County, Tennessee. NOTE: As set forth in applicable state or federal laws, any reference to restrictions or declaration of covenants and conditions contained herein does hereby specifically omit any covenant or restriction based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income.
3. Covenants, Conditions, Restrictions, Easements, and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for Greenway Park Brownstones, of record in Instrument No. 20060413-0042742, as amended by Instrument No. 20060501-0049852, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et. seq.
5. Matters appearing on Plan of record in Instrument No. 20040413-0041413, Register's Office for Davidson County, Tennessee.
6. Charter of Greenway Park Brownstones Homeowners' Association, Inc., of record in Instrument No. 20060504-0052164, Register's Office for Davidson County, Tennessee.
7. The rights of others in and to the common areas/elements.
8. 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 3515 Hillsdale Avenue, Nashville, TN 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 GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her 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 25 day of ~~September~~ August, 2018.

Tiffany Hetmanek Rangel

Tiffany Hetmanek Rangel

Alex Rangel, spouse of Grantor, hereby joins in the execution of this Deed to convey any marital interest he May have in the subject property

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Tiffany Hetmanek Rangel and Alex Rangel to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in ad who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on ~~September~~ AUGUST 25TH, 2018.

NOTARY PUBLIC

My Commission Expires: AUGUST 20TH, 2019

OMARI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY