Karen Johnson Davidson County
Batch# 210576 DEEDWARR
03/28/2019 08:10:30 AM 3 pgs
Fees: $18.00 Taxes: $3,313.35
20190328-0027804

DANIELLE WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 02, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $895,500.00.

Heather R Hunter
Affiant

Subscribed and sworn to before me, this the 1st day of April, 2019.

Danielle Williams
Notary Public

My commission expires: 5/2/22

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
605 Green Park, LLC	Same	**117-13-0B-071.00-C**
605 Green Park	Same	
Nashville, TN 37215	Same	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

M Neil Browne and Nancy K. Kubasek, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

605 Green Park, LLC, a Delaware Limited Liability Company

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 605 on the Plan of Resubdivision of Lots 605, 606, 607, 608 and 609 Abbottsford, Phase 1 of record in Plat Book 6200, Page 315, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to M. Neil Browne and Nancy K. Kubasek, husband and wife by Warranty deed from Joseph C. Gregory, unmarried and Charles A. Rapp, unmarried of record in Instrument No. 20160401-0031086 Register's Office for Davidson County, Tennessee, dated March 31, 2016 and recorded on April 01, 2016.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__x__) unimproved (____) property known as 605 Green Park, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 HANDS EFFECTIVE AS OF 1st day of April, 2019:

M. Neil Browne
M Neil Browne

Nancy K. Kubasek
Nancy K. Kubasek

STATE OF TENNESSEE	)	**INDIVIDUAL**
	)	**ACKNOWLEDGEMENT**
COUNTY OF WILLIAMSON	)	

Personally appeared before me, a Notary Public of said County and State, M Neil Browne and Nancy K. Kubasek, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 1st day of April, 2019.

My Commission Expires: 5.25.20

Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

20191132R

Certificate of Authenticity

I, Glenn Seagall, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Glenn Seagall

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Heather Hunter, a notary public for this county and state, Glenn Seagall who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather R Hunter

Notary's Signature

My Commission Expires: July 24, 2022.

Notary's Seal (If on paper)

HEATHER R. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY