This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $679,900.00.

Holden Montgomery
Affiant

Subscribed and sworn before me this the 18th day of July, 2019.

Kathy Snider
Notary Public
My commission expires:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires May, 2022

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Robert B. Sherwood 12514 Pensador Drive Colorado Springs, CO 80921	New Owner	118-07-0B 004.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MIDTOWN REALTY, LLC, a Tennessee Limited Liability Company**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **ROBERT B. SHERWOOD AND PAIGE A. SHERWOOD, husband and wife**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. D together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions for Homes at 2706 Greystone Road, a Horizontal Property Regime with Private Elements of record in Instrument No. 20180813-0079856, and being shown on Plat attached thereto as Exhibit "A", Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Midtown Realty, LLC, a Tennessee Limited Liability Company, by deed from James Wood, married and Paul Ruez, unmarried, dated 03/01/2018, of record in Instrument No. 20180302-0019712, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2706 Greystone Rd. Unit D, Nashville, TN 37204.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Karen Johnson Davidson County
Batch# 259712 DEEDWARR
07/22/2019 08:07:41 AM 2 pgs
Fees: $13.00 Taxes: $2,515.63
20190722-0071214

Witness my hand this the 18th day of July, 2019.

Midtown Realty, LLC

By: Harold Johnson, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Harold Johnson**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the MEMBER of Midtown Realty, LLC, and that HE, as such MEMBER, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Harold Johnson as such MEMBER.

Witness my hand and official seal this 18th day of July, 2019.

My commission expires: 9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY