THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190822291**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,050,000.00. Affiant Subscribed and sworn to before me, this 30th day of August, 2019. Notary Public My Commission Expires: 7/9/2022

JENNIFER L. JUNG
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

WARRANTY DEED

Address New Owner: Jane Chera PO Box 128484 Nashville, TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 092-16-0-349.00

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, **Tennessee Parks and Greenways Foundation (TennGreen), a Tennessee Nonprofit Corporation** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jane Chera, a single 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 Lot No. 127 on the Plan of O. B. Hayes Plan of Small Lots, as shown by plat and survey of record in Plan Book 1, page 69, Register's Office for Davidson County, Tennessee, to which plan/plat reference is hereby made for a more complete and accurate legal description.

Said Lot fronts 50 feet on the Easterly side of 18th Ave S, formerly Lamar Street, and runs back between parallel lines 150 feet, more or less, to an alley.

Being the same property conveyed to Tennessee Parks and Greenways Foundation (TennGreen) by Special Warranty Deed from HB Country Holdings, LLC, a Florida Limited Liability Company, of record in Instrument No. 20181026-0106172, Register's Office for Davidson County, Tennessee, dated October 18, 2018 and recorded on October 26, 2018.

Being also known as 704 18th Avenue South, Nashville, Tennessee 37203.

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.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 1, Page 69, Register's Office for Davidson County, Tennessee.

This is improved property located at 704 18th Avenue South Nashville TN 37203

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.

Karen Johnson Davidson County
Batch# 278156 DEEDWARR
09/03/2019 07:41:35 AM 2 pgs
Fees: $13.00 Taxes: $7,585.00
20190903-0088057

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 effective as of the 30th day of August, 2019

Tennessee Parks and Greenways Foundation

BY: Steve Law, Executive Director

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Steve Law, with whom I am personally acquainted, and who acknowledged himself to be the Executive Director of Tennessee Parks and Greenways Foundation, a Tennessee Non Profit Corporation, the within named bargainer, and that they as such Executive Director, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Executive Director.

Witness my hand, at office, this 29th day of August, 2019.

Notary ~~Public~~
My Commission Expires: _____

