File 32125-8 BOX 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 286765 DEEDWARR
09/17/2019 10:59:19 AM 2 pgs
Fees: $13.00 Taxes: $1,849.63

20190917-0094065

MST 2019-0786

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF Sept., 2019

Notary Public

MY COMMISSION EXPIRES: 1/17/21

(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gian Brehm and Caroline Brehm	MMW Holdings, LLC	
(NAME)	(NAME)	
3424 Shelby Bottoms Bend	913 Gulf Breeze Parkway, Suite 23	084-05-0B-036.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Gulf Breeze, FL 32561	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **East Greenway Park, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gian Brehm and Caroline Brehm, husband and wife,** HEREINAFTER CALLED THE GRANTEES, 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 Unit No. 36 on the Plan of East Greenway Park, a Townhouse Planned Unit Development, as shown on Exhibit "B" of the Declarations of Covenants, Conditions and Restrictions, of record in Instrument No. 20160707-0069540, as amended in Instrument No. 20161020-0110945 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 a portion of the same property conveyed to East Greenway Park, LLC by Warranty Deed from Gay M. Hurt, Camille M. Demonbreun, Betty M. West and Ruth M. Edwards of record in Instrument No. 20130508-0046306 Register's Office for Davidson County, Tennessee, dated May 06, 2013 and recorded on May 08, 2013. (Value or consideration as shown in aforementioned deed $600,000.00.)

Being also known as 3424 Shelby Bottoms Bend Nashville, Tennessee 37206.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, ALTA 8.1 and 9 Endorsement will be added to the Mortgage Loan Policy. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq. 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 161, Page 163, Register's Office for Davidson County, Tennessee. Subject to all matters shown on the Plan of record as Instrument Number 20160706-0069097 and Instrument Number 20170216-0016159, Register's Office of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160707-0069540, as amended in Instrument Number

20161020-0110945, Register's Office for Davidson County, Tennessee. Restrictions and Covenants for Stormwater Facilities and System of record in Instrument Number 20141205-0111597, in the Register's Office for Davidson County, Tennessee. Charter of East Greenway Park Owners' Association, Inc., of record in Instrument Number 20170809-0081522, and Article of Correction to Charter of Ease Greenway Park Owners' Association, Inc., recorded in Instrument No. 20170818-0085273, in the Register's Office for Davidson County, Tennessee. Charter for LLC of record in Instrument Number 20161221-0134408, in the Register's Office for Davidson County, Tennessee. Easements of record in Book 3430, Page 142, Book 3435, Page 46, Book 7001, Page 49, Book 4008, Page 188, Book 4008, Page 196, Book 4008, Page 192, Book 4925, Page 655, Book 4007. Page 49 and Book 4007, Page 53, in the Register's Office for Davidson County, Tennessee. Grant of Easement of record in Instrument Number 20181029-0106559, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 3424 Shelby Bottoms Bend, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 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 10th DAY OF September, 2019.

East Greenway Park, LLC

BY: Yvette M. Authorized Agent

Yvette Meldrum, Authorized Agent

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Yvette Meldrum**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 10th day of September, 2019.

Notary Public

My commission expires: 4/24/2023

Amelia Swanson
State of Tennessee Notary Public
Williamson County