WARRANTY DEED

Karen Johnson Davidson County
Batch# 288467 DEEDWARR
09/19/2019 11:04:30 AM 2 pgs
Fees: $13.00 Taxes: $1,553.63
20190919-0095218

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $419,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF Sept, 2019

Notary Public

MY COMMISSION EXPIRES: 4-11-2020

(AFFIX SEAL)

MST 2019-1225

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
Emily Mallory	Fifth Third Bank	
(NAME)	(NAME)	
3428 Shelby Bottoms Bend	5050 Kingsley Dr.	084-05-0B-034.00-CO
(ADDRESS)	MD 1MOCB (ADDRESS)	
Nashville, TN 37206	Cincinnati, OH 45227	
(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,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Emily Mallory, unmarried woman,** 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 34, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for East Greenway Park, a Townhouse Planned Unit Development of record as Instrument No. 20160707-0069540 and amended in Instrument No. 20161020-0110945 and being shown on Plat attached thereto as Exhibit "B", 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 3428 Shelby Bottoms Bend Nashville, TN 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, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment. 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. Subject to all matters shown on the Plan of East Greenway Park, attached as Exhibit "B" to the Amendment to Declaration of Protective Covenants, Conditions and Restrictions for East Greenway Park, a Townhouse Planned Unit Development, of record in Instrument No. 20161020-0110945, Register's Office for Davidson County, Tennessee. Charter for East Greenway Park Owners Association of record in Instrument Number 20170809-

0081522 and corrected in Instrument No. 20170818-0085273, in the 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. 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 3428 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 18th DAY OF September, 2019.

East Greenway Park, LLC

BY: _____

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 18th day of September, 2019.

_____
Notary Public

Amelia Swanson State of Tennessee Notary Public Williamson County

My commission expires: 4/24/23

True Copy Certification

I, Yvette Meldrum, 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.

_____
Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature
My Commission Expires: 4-24-23

Amelia Swanson State of Tennessee Notary Public Williamson County