WARRANTY DEED

Karen Johnson Davidson County
Batch# 363151 DEEDWARR
02/26/2020 09:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20200226-0021259

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF Feb., 2020

Notary Public

MY COMMISSION EXPIRES: 4-11-2020.

(AFFIX SEAL)

MST 2019-1831

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
Gavin Orgain	Liberty Financial a Division of ETFCU, a Federal Credit Union	084-05-0B-030.00-CO
(NAME)	(NAME)	
3307 Joggers Pass	1200 Forest Bridge Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Louisville, KY 40223	
(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 **Gavin Orgain, an unmarried man,** 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. 30 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, which amends the original declaration of record Instrument No. 20160707-0069540, 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.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by the form. Rights or claims of parties in possession not shown by the public records. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records. Taxes or special assessments which are not shown as existing liens by the public records. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land. Easements or claims of easements not shown by the Public Records. . Taxes for the year 2019, a lien due and payable, but not delinquent. 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

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 Declaration of Protective Covenants, Conditions and Restrictions for East Greenway Park, a Townhouse Planned Unit Development, with Charter and By-Laws appended thereto, of record in Instrument Number 20160707-0069540, as amended in Instrument Number 20161020-0110945, Register's Office for Davidson County, Tennessee.

This property, known as 3307 Joggers Pass, 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 25th DAY OF February, 2020.

East Greenway Park, LLC

BY: Yvette Meldrum Authorized Agent

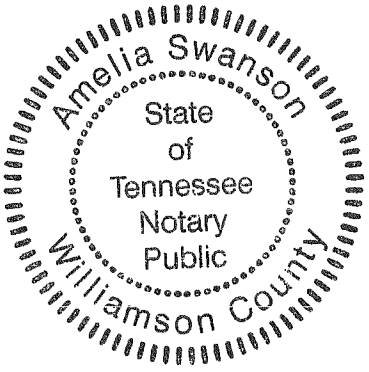
Yvette Meldrum, Authorized Agent

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 25th day of February, 2020.

Notary Public My commission expires: 4/24/2023



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

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: 7-11-20

