THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 200225189

Karen Johnson Davidson County
Batch# 378684 DEEDWARR
03/27/2020 11:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20200327-0033358

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12.15.2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~) Williamson

The actual consideration or value, whichever is greater, for this transfer is: $520,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of March, 2020.

Notary Public
My Commission Expires: 12/15/21

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Hans K. Mayer and Amy M. Mayer 2816 Eastland Avenue Nashville TN 37206	New Owner	Tax Parcel ID No. 084-05-0B-004.00-CO

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, **Gary S. Winer and Donna R. Winer, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Hans K. Mayer and Amy M. Mayer, husband and wife**, ("Grantees"), their 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 Unit No. 4 on the Plan of East Greenway Park, a Townhouse Planned Unit Development, as shown on Exhibit "B" of East Greenway Park, 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 the same property conveyed to Gary S. Winer and Donna R. Winer, husband and wife by Warranty deed from East Greenway Park, LLC, a Tennessee limited liability company of record in Instrument No. 20170911-0092947 Register's Office for Davidson County, Tennessee, dated September 05, 2017 and recorded on September 11, 2017.

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 2020, 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.

Charter for East Greenway Park Owners Association, Inc of record in Instrument Number 20170809-0081522 and Correction recorded 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.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 2816 Eastland Avenue Nashville TN 37206

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.

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 on this 20th day of March, 2020.

Gary S. Winer

Gary S. Winer

Donna R. Winer

Donna R. Winer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gary S. Winer and Donna R. Winer, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of March, 2020.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

True Copy Certification

I, **Jennifer Pennell**, 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 Dickson

Personally appeared before me, **Frances Wymonett Rose,** a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

