THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter, Patterson & Cox PLLC **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35681-08-2020**	The actual consideration or value, whichever is greater, for this transfer is: $586,500.00. Amy Heaslet Affiant Subscribed and sworn to before me this 10th day of September, 2020. GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Notary Public My Commission Expires: 3/6/24

Karen Johnson Davidson County
Batch# 473715 DEEDWARR
09/11/2020 09:04:30 AM 4 pgs
Fees: $23.00 Taxes: $2,170.05
20200911-0103591

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michal Eskenazi Becker, Miles B. Becker 2704 Greenside Place Nashville, TN 37206	Same as new owner	Map and Parcel No.: 083040A00100CO

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, **Amy Heaslet formerly known as Amy Smith and Will Heaslet, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Michal Eskenazi Becker and Miles B. Becker, wife and husband** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2704 Greenside Place, Nashville, TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Returned:
MAGNOLIA TITLE & ESCROW
1104 Fatherland Street
NASHVILLE, TN 37206

IN WITNESS WHEREOF, Grantor has executed this instrument on the 10th day of September, 2020.

Amy Heaslet

Will Heaslet

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Amy Heaslet and Will Heaslet, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of September, 2020.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of First Amendment, Greenside Place, of record in Instrument No. 20120507-0039371, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Amy Smith and Will Heaslet, both unmarried, as joint tenants with the right of survivorship, by deed from Woodland Street Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20140620-0054009, Register's Office for Davidson County, Tennessee. The parties having since married and Amy Smith is now known as Amy Heaslet.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 083040A00100CO.
2. Restrictive Covenants contained in an instrument of record in Book 5354, page 903, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions for Greenside Park of record in Instrument No .20120409-0030265, as amended in Instrument No. 20130115-0004913, Instrument No. 20140219-0014317, and Instrument No. 201707240074578, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Instrument No. 20120507-0039371, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 5210, page 31 and Book 547, page 158, Register's Office for Davidson County, Tennessee.
6. Dedication of common area to Greenside Park Homeowners Association of record in Instrument No. 20151208-0123635, Register's Office for Davidson County, Tennessee.
7. Agreement contained in the deed of record in Book 5546, page 104, Register's Office for Davidson County, Tennessee.
8. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20100517-0037548, Register's Office for Davidson County, Tennessee.
9. Restrictive Covenant for Detached Structure of record in Instrument No. 20131210-0125321, Register's Office for Davidson County, Tennessee.
10. Storm water detention agreement of record in Instrument No. 20070205-0014395, Register's Office for Davidson County, Tennessee.
11. Subject to rights of others in and to the common areas and/or elements.

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

