WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $302,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of February, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/30/16

(AFFIX SEAL)

TONJA BARRON — STATE OF TENNESSEE NOTARY PUBLIC — WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-19128

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tyne Enterprises, LLC	NEW OWNER	131050C40300CO
(NAME)	(NAME)	
1420 Donelson Pike, Ste. A18		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Clyde Johnson Carroll and David Horlacher, As Successor CO-Trustees of the Trust U/W Dorothy Imogene Carroll Dated 10/21/1998**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Tyne Enterprises, LLC , a Tennessee Limited Liability Company**, hereinafter called the GRANTEE(S), its successors and/or 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. 403, as shown on the plan of The Hillsborough Condominiums, a Horizontal Property Regime, filed as Exhibit B to and established by the Master Deed of record in Book 6822, Page 721, as amended with Appointment of Substitute Trustee of record in Instrument 201211050101967, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Dorothy Imogene Carroll by Quit Claim Deed dated from Rex J. Cole and wife, Roberta D. Cole of record in Book 9543, Page 921, Register's Office for Davidson County, Tennessee. The said Dorothy Imogene Carroll died testate on 09/23/2006 devising subject property to Preston W. Carroll, Trustee of the Trust U/W Dorothy Imogene Carroll dated October 21, 1998 as evidenced by the Last Will and Testament of Dorothy Imogene Carroll filed in Probate 06P-388, in the Probate Court Clerk's Office for Davidson County, and being further evidenced by Fiduciary Quitclaim Deed to Preston W. Carroll, Trustee of the Trust U/W Dorothy Imogene Carroll dated October 21, 1998 dated 08/31/2009 from Preston W. Carroll, Executor of the Estate of Dorothy Imogene Carroll of record in Instrument 200909180087221, Register's Office for Davidson County, Tennessee. The said Preston W. Carroll has resigned as Trustee and Clyde Johnson Carroll and David Horlacher are now Successor Co-Trustees of the Trust U/W Dorothy Imogene Carroll dated October 21, 1998 as evidenced in Resignation of Trust & Appointment of Successor Co-Trustees filed in Instrument 201302040011503, said Register's Office.

This conveyance is made subject to the following:

BILL GARRETT, Davidson County
Trans:T20140010762 DEEDWARR
Recvd: 02/14/14 09:56 2 pgs
Fees:13.00 Taxes:1119.25

20140214-0013074

All matters as set forth per Boundary Plat of record in Plat Book 6250, Page 699, said Register's Office.
Master Deed and By-Laws filed for record in Book 6822, Page 721, said Register's Office.
Said Master Deed and Bylaws were amended of record in Instrument 201211050101967, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4161, Page 814 and Book 6229, Page 484, said Register's Office.
Deed of Conveyance of record in Book 6303, Page 601 and in Book 7681, Page 534, said Register's Office.
Stormwater Detention Agreement of record in Book 6702, Page 330, said Register's Office.
Charter of the Condominium Association of record in Book 7925, Page 64, as amended of record in Book 8350, Page 426, said Register's Office.
County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 403 Clairton Court, Nashville, TN 37215
(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 GRANTEE(S), its successors and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), its successors and/or 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 hand this 11th day of February, 2014.

CLYDE JOHNSON CARROLL AND DAVID HORLACHER, AS SUCCESSOR CO-TRUSTEES OF THE TRUST U/W DOROTHY IMOGENE CARROLL DATED 10/21/1998

By: Clyde Johnson Carroll
Co - Trustee

By: David Horlacher
Co - Trustee

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clyde Johnson Carroll and David Horlacher, with whom I am personally acquainted and who proved themselves to be the Co-Trustees of The Trust U/W Dorothy Imogene Carroll Dated 10/21/1998, and who being authorized to do so acknowledged that they executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal this 11th day of February, 2014.

DONALD R. BARRETT JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public
My Commission Expires: 8/27/17