BILL GARRETT, Davidson County
Trans:T20140021061 DEEDWARR
Recvd: 03/28/14 15:49 3 pgs
Fees:18.00 Taxes:1998.00
20140328-0025926

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, Tennessee 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $540,000.00. Affiant Subscribed and sworn to before me, this 25th day of March 2014. Notary Public My Commission Expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 18, 2017

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
1907 Tyne Partners, GP 9425 Weatherly Drive Brentwood, TN 37027	SAME	14400004600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ADAM SOLESBY AND WIFE, JENNIFER SOLESBY,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **1907 TYNE PARTNERS, GP.,** a Tennessee general partnership,

hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being in the 7th formerly the 11th Civil District of said County and State, described according to a survey made by E. L. Miller, Jr. & Co., October 11, 1962, as follows:

Beginning on the westerly margin of Tyne Boulevard at the northeast corner of the property conveyed to Christopher G. Hopkins and wife, by deed from Livingfield M. Frazer and wife, of record in Book 3460, page 116, Register's Office of said County; thence with said Hopkins northern boundary line North 86 degrees, 35 minutes West 741 feet to an iron pin lying in the easterly line of the property conveyed to the Hillsboro Presbyterian Church of Nashville, Tennessee, by deed from Viola S. Baulch as of record in Book 2283, page 41, said Register's Office; thence with the easterly line of said Church property North 17 degrees 22 minutes East 228.2 feet; thence South 85 degrees 50 minutes East 627 feet to the westerly margin of Tyne Boulevard; thence with the same South 11 degrees 55 minutes East 222 feet to the beginning, containing 3.4 acres, more or less.

Being the same property conveyed to Adam Solesby and wife, Jennifer Solesby by deed dated May 7, 2012 from SunTrust Bank, its successors and assigns, of record at Instrument No. 20120509-0040149, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2014 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Easements to Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage of record in Book 8037, page 256, Register's Office for Davidson County, Tennessee.

3. Easement for water line and meter of record in Book 3530, page 51, Register's Office for Davidson County, Tennessee.

4. No insurance is afforded as to the acreage or square footage contained in said land.

This is improved property known as: **1907 Tyne Blvd., Nashville, TN 37215.**

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, its successors and assigns, forever; and Grantors covenant with the said Grantee that they 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 further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 28th day of March, 2014.

Adam Solesby

Jennifer Solesby

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Adam Solesby, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this this 28th day of March, 2014.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR. 3, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennifer Solesby, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of March, 2014.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR. 3, 2015