Prepared by:
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Davidson County DEEDWARR
Recvd: 06/02/14 08:43 3 pgs
Fees:18.00 Taxes:418.10
20140602-0046881

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $113,000.00

John M Tyne, CFO
Affiant

Subscribed and sworn to before me, this 30th day of May 2014.

Notary Public
My commission expires: 2/22/15

AMY CROSS NANCE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Tyne Enterprises, LLC 1420 Donelson Pike, Ste. A18 Nashville, TN 37217-2955	Same	161-07-0-131.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Carletta Jennings a married person hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Tyne Enterprises, LLC a Tennessee limited liability company hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 53 on the plan of McMurray Woods Addition-Section One, of record in Book 4675, Pages 6 and 7, Register's Office for Davidson County, Tennessee.

Said Lot No. 53 fronts 70.0 feet on the southerly margin of Hilson Drive and extends back 149.84 feet on the westerly line and 166.24 feet on the easterly line to dead line in the rear, measuring 102.4 feet thereon.

Being the same property conveyed to Carletta Jennings by Affidavit of Heirship from Charles H. Patton of record in Instrument No. 20110809-0061307 and dated August 4, 2011, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2014 taxes, a lien which are not yet due and payable. 2) Restrictions of record in Book 4727, page 673, Register's Office for Davidson County, Tennessee. 3) All matters appearing on plan of McMurray Woods Addition of record in Book 4675 Page 7, Register's Office for Davidson County, Tennessee

This property is improved property known as 5189 Hilson Road, Nashville, Tennessee 37211

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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.

Wayne Jennings joins in this conveyance to convey any marital interest that he may have.

WITNESS my hand this 30th day of May, 2014.

Carletta Jennings

Wayne Jennings

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 Carletta Jennings and Wayne Jennings, the bargainor(s), 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 and official seal at Brentwood, Tennessee, this 30th day of May, 2014.

Notary Public

My Commission expires: 2/23/15

AMY CROSS NANCE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

FILE NO: 08237

I, Heather Wheeler, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached 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 a notary for this county and state, Heather Wheeler who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/17

