WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140056008 DEEDWARR
Recvd: 08/01/14 10:47 3 pgs
Fees:18.00 Taxes:2645.50
20140801-0068889

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $715,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey H. Hunter	New Owner	
(NAME) 1907 Tyne Blvd.	(NAME)	14400004600
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **1907 TYNE PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFFREY H. HUNTER AND JENNY HUNTER, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Attached Exhibit "A"

This conveyance is subject to (a) 2014 real property taxes; (b) Easement for water line, recorded in Book 3530, Page 51, said Register's Office; and (c) Agreement for Dedication of Easement as set forth in instrument recorded in Book 8037, Page 256, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1907 Tyne Blvd., 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

Witness my hand this 31st day of July, 2014.

1907 Tyne Partners, GP

By: _____, authorized Agent

Kevin D. Montgomery, Authorized Agent

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Kevin D. Montgomery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the authorized agent of 1907 Tyne Partners, GP, the within named bargainor, a partnership, and that they as such authorized agent, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as authorized agent.

Witness my hand and official seal at Nashville, Tennessee this 31st day of July, 2014.

Commission expires:

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

_____
Notary Public

Exhibit "A"

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 by Warranty Deed from Adam Solesby and wife, Jennifer Solesby to 1907 Tyne Partners, GP., a Tennessee general partnership as recorded on the 28th day of March, 2014 in Instrument No. 20140328-0025926; Special Warranty Deed from SunTrust Bank, a Georgia banking corporation to Adam Solesby and wife, Jennifer Solesby as recorded on the 9th day of May, 2012 in Instrument No. 20120509-0040149; Successor Trustee's Deed from Ronald G. Steen, Jr., Successor Trustee to SunTrust Bank as recorded on the 6th day of October, 2011 in Instrument No. 20111006-0077882 and Warranty Deed from Craig Wiseman and wife, Kimberly K. Wiseman to Laura Stroud and husband, James Stroud as recorded on the 25th day of September, 2008 in Instrument No. 20080925-0097755, in the Register's Office of Davidson County, Tennessee.