BILL GARRETT, Davidson County
Trans:T20140058457 DEEDWARR
Recvd: 08/11/14 08:58 2 pgs
Fees:13.00 Taxes:954.60
20140811-0071912

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
14-0627

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $258,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th DAY OF AUGUST, 2014

Notary Public
Commission Expires: 3-3-15

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES March 3, 2015

Address of New Owner	Send Tax Bills To:	Map & Parcel
Tyne Enterprises, LLC 1420 Donelson Pike, Suite A-18 Nashville, TN 37217	Tyne Enterprises, LLC 1420 Donelson Pike, Suite A-18 Nashville, TN 37217	146-15-0-036.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Vern H. Muncy, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tyne Enterprises, LLC

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:

LAND in Davidson County, Tennessee, being Lot No. 117 on the plan of Haileywood Estates, Section VI, as of record in Book 2331, Page 158, Register's Office for Davidson County, Tennessee.

SAID Lot No. 117 fronts 116 feet on the northwesterly side of Devon Drive and extends back 209.6 feet on the northeasterly line and 205.3 feet on the southwesterly line, to a dead line in the rear on which it measures 158 feet.

BEING the same property conveyed to Vern H. Muncy and wife, Florence H. Muncy, by Warranty Deed from Frank E. Smolen and wife, Helen M. Smolen, dated 7/1/65 and recorded 7/1/65 in Book 3908, Page 327, Register's Office for Davidson County, Tennessee. The said Florence H. Muncy having since died on April 27, 2013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 640 Devon Dr., Nashville, TN 37220.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 5 day of August, 2014.

Vern H. Muncy
By: Barbara Muncy, Attorney in Fact

Vern H. Muncy
By: Barbara Muncy, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 5 day of August, 2014, before me personally appeared Barbara Muncy to me known to be the person who executed the foregoing instrument on behalf of Vern H. Muncy, as Attorney in Fact, and who acknowledged that she executed the same as their free act and deed of said Vern H. Muncy.

Witness my hand and official seal at Brentwood, Tennessee, this 5 day of August, 2014

Notary Public

Commission Expires: