Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
for
Franklin, TN 37064
615-794-5644

BILL GARRETT, Davidson County
Trans:T20150021518 DEEDWARR
Recvd: 03/24/15 15:35 2 pgs
Fees:13.00 Taxes:1509.60
20150324-0025369

Prepared by:
and Return to:
man & Rosenthal Title, li
Westgate Circle, Suite 150
od, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, this transfer is $408,000.00

Affiant

Subscribed and sworn to before me, this 20th day of March 2015.

Notary Public
My commission expires:

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Address of New Owner:	Send Tax Bills to:	Tax Information
Samuel Keith 640 Devon Drive Nashville TN 37220	NEW OWNER	146-150-036.00

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 Tyne Enterprises, LLC ~~Enterprises, LLC~~ a Tennessee limited liability company hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Samuel McCullough Keith II and Natalie Harrison Keith, husband and wife, 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. 117 on the Plan of Haileywood Estates Section 6, 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 Tyne Enterprises, LLC by deed from Vern H. Muncy, unmarried of record in Instrument No. 20140811-0071912, dated 08/15/14, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2015 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Haileywood Estates Section 6 of record in Book 2331 Page 158, Register's Office for Davidson County, Tennessee 3) Restrictions of record in Book 4115, page 512, Book 3983, Page 358 Register's Office for Davidson County, Tennessee

This property is improved property known as 640 Devon Drive, Nashville, Tennessee 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 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.

WITNESS my hand this 20th day of March, 2015.

Tyne Enterprises, LLC

BY Nathan Matwijec, authorized member
Nathan Matwijec, Member

By McLean Stinson, Member
McLean Stinson, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Nathan Matwijec and McLean Stinson, with whom I am personally acquainted, and who acknowledged themselves to be the Authorized Agent of Tyne Enterprises, LLC, a Tennessee limited liability company the within named bargainor, and as such authorized agent being authorized so to do, executed this instrument for the purposes therein contained and on behalf of Tyne Enterprises, LLC

Witness my hand, at office, this 25 day of March 2015.

Notary Public

My Commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 08663