BILL GARRETT, Davidson County
Trans:T20160029108 DEEDWARR
Recvd: 04/11/16 10:31 2 pgs
Fees:13.00 Taxes:1217.30
20160411-0034341

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1176

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jessica Ruth Hyne 612A North 2nd Street Nashville, TN 37207	NEW OWNER	082-07-0A-001.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $329,000.00

C. M. C

Affiant

AMANDA VAUGHN State of Tennessee Notary Public DAVIDSON COUNTY

Subscribed and sworn to before me, this the 8th day of April, 2016.

Amanda Vaughn
Notary Public
My Commission Expires: 8/23/2016
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Strategic Options International, LLC, a Tennessee limited liability company,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jessica Ruth Hyne,** 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 Unit A, 612 NORTH SECOND STREET TOWNHOMES, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20141216-0114973, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Strategic Options International, LLC by Warranty Deed from Wanda P. McLay, Unmarried recorded on the 12th day of November, 2013 in Instrument No. 20131112-0116779, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **612A North 2nd Street, Nashville, TN 37207**

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable; (2) all applicable zoning ordinances; (3) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 21, Pages 100; (4) Covenants, Conditions and Restrictions as set forth in Declaration of Covenants Conditions and Restrictions recorded in Instrument No. 20141216-0114973; and (5) Charter recorded in Instrument No. 20141223-0117163, in the Register's Office for Davidson County, Tennessee.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of **April, 2016.**

GRANTOR(S)

Strategic Options International, LLC

By: _____
Myron Dowell, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Myron Dowell, 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 Manager of Strategic Options International, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Manager, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Manager.

Witness my hand and Official Seal this the 4th day of **April, 2016.**

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: 8/23/2016