THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16026690** BILL GARRETT, Davidson County Trans:T20160038290 DEEDWARR Recvd: 05/09/16 10:26 2 pgs Fees:13.00 Taxes:925.00 20160509-0045627	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $250,000.00. Affiant Subscribed and sworn to before me, this 6th day of May, 2016. Notary Public My Commission Expires:

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 2, 2018

WARRANTY DEED

Address New Owner: Paul T. Kyne 3904 Murphy Road Nashville, TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103-08-0-082.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jerry Buchanan, unmarried and Bobby Stinson, unmarried** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Paul T. Kyne, unmarried**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 18 on the Map of C. H. Tritschler's Subdivision of Lots Nos. 347 and 348, and part of Lot No. 349, of Richland Realty Company s West Lawn Subdivision, of record in Book 843, page 51, Register s Office for said County.

Said Lot No. 18 fronts 50 feet on the north side of West Lawn Drive and runs back between parallel lines along the easterly margin of a 25 foot street 140 feet to a dead line in the rear.

Being the same property conveyed to JERRY BUCHANAN, UNMARRIED AND BOBBY STINSON, UNMARRIED, by deed from FLORENCE MILLER ELLEDGE, dated September 18, 1979, said Register's Office, of record in Book 5539, page 86.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 103-08-0-082.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Book 843, page 51, said Register's Office.

Anchor Easement of record in Instrument No. 20050506-0051348, said Register's Office.

This is improved property located at 4316 Westlawn Drive Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 6th day of May, 2016.

Jerry Buchanan

Bobby E. Stinson

Jerry Buchanan

Bobby Stinson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jerry Buchanan, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of May, 2016.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bobby Stinson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of May, 2016.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018