BILL GARRETT, Davidson County
Trans:T20160048865 DEEDWARR
Recvd: 06/09/16 10:37 2 pgs
Fees:13.00 Taxes:647.50
20160609-0058319

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $175,000.00.

emily walsh
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 6th day of June, 2016.

NOTARY PUBLIC

My commission expires: 3-7-18

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Tynelea Partners, GP	SAME AS NEW OWNER	05905020000
(NAME)	(NAME)	
881 Tyne Blvd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Brad Bell, a married man,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Tynelea Partners, GP, a Tennessee General Partnership**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 205, on the Plan of Buena Vista Estates, Section 5, as of record in Book 4460, Page 22, Register's Office for said County, to which said plan reference is here made for a more complete legal description of said lot.

Being the same property conveyed to Brad Bell, an unmarried man by deed from Amie Delores Barton, an unmarried woman, of record in Instrument No. 201506230059853, Register's Office of Davidson County, Tennessee. The said Brad Bell having since married. Said property is not the principal residence of the Grantor.

This property is __unimproved _X_improved property known as: 4154 Farmview Drive, Nashville, TN 37218.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 2nd day of June, 2016.

Brad Bell

Brad Bell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brad Bell, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of June, 2016.

Tammy Duncan

Notary Public
My Commission Expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122