THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 16047417

BILL GARRETT, Davidson County
Trans: T20160054852 DEEDWARR
Recvd: 06/28/16 09:33 2 pgs
Fees: 13.00 Taxes: 2660.30
20160628-0065662

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $719,000.00

VAnderson
Affiant

Subscribed and sworn to before me, this 24th day of June, 2016.

Janderson
Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James Matthew Kynes and Ansley Dreadin Kynes 4704 Wyoming Avenue Nashville TN 37209	New Owner	Tax Parcel ID No. 103-03-0-175.00

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, **John Franklin Kleiner and Stephanie Shumaker Kleiner, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **James Matthew Kynes and Ansley Dreadin Kynes, husband and wife**, ("Grantees"), their 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 the westerly 10 feet of Lot 603 and the easterly 40 feet of Lot 605 in Block 30, as shown on plan of Charlotte Park Company's First Addition to Nashville, as of record in Book 57, page 103, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said parts of Lots 603 and 605 front together 50 feet on the northerly side of Wyoming Avenue, formerly Sixth Avenue, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to JOHN FRANKLIN KLEINER and STEPHANIE SHUMAKER KLEINER, husband and wife, by deed from JASON BOCKMAN and wife, ERICA BOCKMAN, of record in Instrument No. 20121128-0109147, dated November 27, 2012, said Register's Office.

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. 103-03-0-175.00.

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 Plat Book 57, page 103, said Register's Office.

This is improved property located at 4704 Wyoming Avenue 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 24th day of June, 2016.

John Franklin Kleiner

Stephanie Shumaker Kleiner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Franklin Kleiner and Stephanie Shumaker Kleiner, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of June, 2016.

Notary Public

My Commission Expires: _____

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