WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160102450 DEEDWARR
Recvd: 11/18/16 15:28 2 pgs
Fees:13.00 Taxes:795.50
20161118-0122137

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Renee' Garrett
Affiant

NAUZIE KARAMI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of November, 2016.

Nauzie Karami
Notary Public

MY COMMISSION EXPIRES: 12-6-16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Mack Props, LLC	Mack Props, LLC	091 09 0 170.00
(NAME)	(NAME)	
5919 Deal Ave	230 Governors Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Fifteen Thousand And No/100 Dollars ($215,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Paul Timothy Kyne**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mack Props, LLC**, 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 the west one-half of Lot 56, as shown on the map entitled T. W. Neel's Subdivision, of record in Plat Book 421, Page 83, Register's Office for Davidson County, Tennessee, to which plan reference Is hereby made for a more complete and accurate legal description.

Said part of lot fronts 50 feet on the southerly side of Deal Avenue and run back between parallel lines 185 feet to a dead line.

Being the same property conveyed to Jeffrey M. Pate by Warranty Deed from Toni J. Rothfuss, unmarried dated October 14, 2005 and recorded October 19, 2005 as Instrument No. 200510190126032, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brad Dodge by Warranty Deed from Jeffrey M. Pate dated January 15, 2016 and recorded January 19, 2016 as Instrument No. 201601190005254, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-166776SSO

Further being the same property conveyed to Paul Timothy Kyne, an unmarried man by Warranty Deed from Brad Dodge, an unmarried man dated February 29, 2016 and recorded March 2, 2016 as Instrument No. 20160302-0019930, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5919 Deal Ave, Nashville, TN 37209

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, has 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. 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 our hands this 9th day of NOV, 2016

Paul Timothy Kyne

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Paul Timothy Kynethe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of November, 2016.

Nauzie Karami
Notary Public

My Commission Expires: 12.6.16

(SEAL)

NAUZIE KARAMI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: GRN-166776SSO