Prepared by:
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615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $458,000.00

Affiant

Subscribed and sworn to before me, this 10th day of March 2017.

Notary Public
My commission expires: 8/20/19

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

BILL GARRETT, Davidson County
Trans:T20170021989 DEEDWARR
Recvd: 03/15/17 09:16 2 pgs
Fees:13.00 Taxes:1694.60
20170315-0025224

Address of New Owner:	Send Tax Bills to:	Tax Information
Nicholas R. Flora 5512 Tennessee Ave. Nashville TN 37209	new owner	091 06 0 262.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Tyne Enterprises, LLC, a Tennessee limited liability company hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Nicholas R. Flora and Brittany G. Flora, Husband and Wife hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Being Lot No. 1423 of Block No. 12 on the Plan of Plan No. 2 of West Nashville of record in Plat Book 57, Page 172, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tyne Enterprises, LLC. by deed dated April 16, 2015, from Ruth LaRue of record in Instrument No. 20150420-0034874, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2017 taxes, a lien which are not yet due and payable. 2) All matters appearing on the plan of Plan No. 2 of West Nashville of record in Plat Book 57 Page 172, Register's Office for DAVIDSON County, Tennessee.

This property is improved property known as 5512 Tennessee Ave., Nashville,

Tennessee 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 10th day of March, 2017.

Tyne Enterprises, LLC

BY _____, member
Nathan Matwijec, Member

BY _____, member
McLean Stinson, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Nathan Matwijec and McLean Stinson, with whom I am personally acquainted, and who acknowledged themselves to be the Authorized Agent of Tyne Enterprises, LLC, a Tennessee limited liability company the within named bargainor, and as such authorized agent being authorized so to do, executed this instrument for the purposes therein contained and on behalf of Tyne Enterprises, LLC.

Witness my hand and official seal at Franklin, Tennessee, this 10th day of March, 2017.

Notary Public

My Commission expires: 2/25/19

FILE NO: 09887

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY