Davidson County DEEDWARR
Recvd: 06/20/17 13:53 4 pgs
Fees:23.00 Taxes:3441.00
20170620-0062016

#33711

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170512009**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $930,000.00. Affiant Subscribed and sworn to before me, this 13th day of June, 2017. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-10-2018

WARRANTY DEED

Address New Owner: Kevin C. Baltz and Sarah Baltz 104 MIDDLETON CIRCLE Nashville TN 37215-5329	Send Tax Bills To: Movement Mortgage 8024 Calvin Hall Road Indian Land, SC 29707	Tax Information: Tax Parcel ID No. 157-08-0A-041.00 CO

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, **Peter J. Kyne and Sandra M. Kyne, Trustees of The Peter J. Kyne Living Trust, established by the Revocable Trust Agreement of Peter J. Kyne, dated February 18, 2008**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kevin C. Baltz and Sarah Baltz, husband and wife**, ("Grantees"), its 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. 41 on the Plan of Middleton 3rd Revision of record in Book 6900, Page 900, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lot No. 41 fronts 100.0 feet on the Easterly margin of Middleton Circle and extends back between parallel lines 120.00 feet to a dead line in the rear.

Being the same property conveyed by Warranty Deed from Peter J. Kyne to Peter J. Kyne and Sandra M. Kyne, Trustees of The Peter J. Kyne Living Trust, established by the Revocable Trust Agreement of Peter J. Kyne, dated February 18, 2008, as recorded on the 25th day of May, 2010 in Instrument No. 20100525-0040344; Warranty Deed from Sandra M. Kyne as Trustee of the Sandra M. Kyne Revocable Trust U/A dated 11/19/97 to Peter J. Kyne, as recorded on the 11th day of May, 2010 in Instrument No. 20100511-0035929; Quitclaim Deed from Peter J. Kyne and spouse, Sandra M. Kyne to Sandra M. Kyne as Trustee of the Sandra M. Kyne Revocable Trust U/A dated 11/19/97, as recorded on the 23rd day of November, 2005 in Instrument No. 20051123-0141876 and Warranty Deed from Thomas S. Douglas and wife, Katherine M. Douglas to Peter J. Kyne and spouse, Sandra M. Kyne, as recorded on the 14th day of November, 2005 in Instrument No. 20051114-0137569, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 6900, Page(s) 204, Plat Book 6900, Page 257 and Plat Book 6900, Page 900.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Book 6522, Page 212, Book 7119, Page 345, Book 9816, Page 844 and Book 10714, Page 744.

Charter of Homeowners Association recorded at Instrument No. 20010327-0028930.

Easement for Stormwater Detention, recorded in Book 6505, Page 881.

Deed of Conveyance for Water & Sewerage Services recorded in Book 8377, Page 774, Book 8377, Page 812 and Book 8377, Page 816

This is improved property located at 104 MIDDLETON CIRCLE Nashville TN 37215-5329

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 13th day of June, 2017.

The Peter J. Kyne Living Trust, established by the Revocable Trust Agreement of Peter J. Kyne, dated February 18, 2008

By: Peter J. Kyne TRUSTEE
Peter J. Kyne, Trustee

By: Sandra M. Kyne, Trustee
Sandra M. Kyne, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Peter J. Kyne and Sandra M. Kyne with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are trustees of The Peter J. Kyne Living Trust, established by the Revocable Trust Agreement of Peter J. Kyne, dated February 18, 2008, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

See attached

Witness my hand, at Office, this 13th day of June 2017.

Notary Public

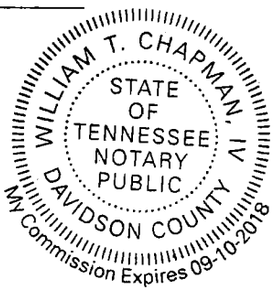
WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Peter J. Kyne and Sandra M. Kyne, Trustees of the The Peter J. Kyne Living Trust established by the Revocable Trust Agreement of Peter J. Kyne dated February 18, 2008, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of June, 2017.

NOTARY PUBLIC
My Commission Expires:



True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

