WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $859,900.00

Affiant

Subscribed and sworn to before me, this 29th day of December, 2017

Notary Public

MY COMMISSION EXPIRES: 03-08-21
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Bill Garrett Davidson County
Batch# 43160 DEEDWARR
01/02/2018 10:51:04 AM 2 pgs
Fees: $13.00 Taxes: $3,181.63
20180102-0000262

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam Stuart Bryan	Guaranteed Rate Inc.	160-15-0G
(NAME)	(NAME)	(MAP)
5620 Valley View Road	3940 N. Ravenswood Ave.	001.00 CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Brentwood, TN 37027	Chicago, IL 60613	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, 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, **Tyne Enterprises LLC, a Tennessee limited liability company,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Adam Stuart Bryan and spouse, William Mark Proctor**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being Unit No. 1 of 5622 Valley View Homes, A Horizontal Property Regime With Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 5622 Valley View Homes, A Horizontal Property Regime With Private Elements of record in Instrument Number 20170104-0000599, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "D" to said Declaration.

Being a portion of the same property conveyed to Tyne Enterprises, LLC, a Tennessee Limited Liability Company by Warranty deed from Edward T. Walker, Jr. and wife, Ruth F. Walker of record in Instrument No. 20150120-0005537 Register's Office for Davidson County, Tennessee, dated January 6, 2015 and recorded on January 20, 2015.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 5620 Valley View Road, Brentwood, Tennessee 37027

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, have 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 my/our hand(s) this 29th day of December, 2017.

Tyne Enterprises LLC

By: _____
William D. Schock, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared William D. Schock, with whom I am personally acquainted and who upon his oath acknowledged himself to be the President of Tyne Enterprises LLC the within named bargainer, a limited liability company, and that he as such President being authorized so to do, executed the foregoing instrument for the proposes therein contained by signing the name of the limited liability company by the said William D. Schock as such President.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 29th day of December, 2017.

_____
Notary Public

John M. Wells
State of Tennessee Notary Public
Davidson County

My Commission Expires: 5/6/2019