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

CRT File No. 180315341

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $415,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of April, 2018.

Notary Public
My Commission Expires: _____

RICHARD LOUIS RIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

Bill Garrett Davidson County
Batch# 87280 **DEEDWARR**
05/02/2018 08:19:15 AM 2 pgs
Fees: $13.00 Taxes: $1,535.50

20180502-0041362

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kevin Hyneman and Lindsay T. Butler 1020 13th Avenue South Nashville TN 37212	New Owner	Tax Parcel ID No. 105-01-0-557.00

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, **STD Properties, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kevin Hyneman and Lindsay T. Butler, as tenants in common**, ("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 Lot No. 54 on the Plan of Section I, Southside Park Estates of record in Book 4460, Page 61, and amended in Book 4799, Page 455, 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 Sunny Meadow, LLC by Warranty Deed from Patricia Clark, unmarried of record in Instrument No. 20141008-0093198, Register's Office for Davidson County, Tennessee, dated October 03, 2014 and recorded on October 08, 2014.

Being a portion of the same property conveyed to STD Properties, LLC by Warranty Deed from Sunny Meadow, LLC, a limited liability company of record in Instrument No. 20160707-0069589, Register's Office for Davidson County, Tennessee, dated June 30, 2016 and recorded on July 07, 2016.

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.

Easements or claims of easements not shown by the Public Records.

Taxes for the year 2018, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Book 4460, Page 61, amended in Book 4799, Page 455, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 4575, Page 964, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1020 13th Avenue South Nashville TN 37212

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 30th day of April, 2018.

STD Properties, LLC

By: Will Chapman, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Will Chapman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent (or other officer authorized to execute the instrument) of STD Properties, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand, at office, this 30th day of April, 2018.

Notary Public

My Commission Expires: _____

