Bill Garrett Davidson County
Batch# 124511 DEEDWARR
08/03/2018 01:10:48 PM 2 pgs
Fees: $13.00 Taxes: $7,466.60
20180803-0076455

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #18-1268

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Aaron B. Flinn, as Trustee of the W. Tyne Land Trust u/a/d May 23, 2018,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Carla L. Lovell, Trustee of the 119 West Tyne Trust u/a/d July 27, 2018,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 18 of Block "H" on the Map of Second Revised Plan of Highland of Belle Meade No. 2, of record in Book 1130, pages 71 and 72, Register's Office said County, to which reference is made for a more complete description of the property.

Said Lot No. 18 fronts 104 feet on the southerly side of West Tyne Drive and runs back between parallel lines 210 feet to a dead line in the rear.

Being the same property conveyed to Aaron B. Flinn, as Trustee of the W. Tyne Land Trust u/a/d May 23, 2018, by Quitclaim Deed from Trevor Cross and wife, Bonnie Brockman Cross, dated May 23, 2018, of record in Instrument No. 20180524-0050046, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Trevor Cross dba Layne Development, Sole Proprietorship and Bonnie Brockman Cross, wife by deed from Ronald F. Wilson and wife, Eileen S. McDermott, dated March 14, 2017, of record in Instrument No. 20170316-0025803, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 119 West Tyne Drive, Nashville, TN 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 1st day of August, 2018.

W. Tyne Land Trust u/a/d May 23, 2018

Aaron B. Flinn, Trustee

Aaron B. Flinn, Trustee

State of Tennessee)
County of Davidson)

On this 1st day of August, 2018, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Aaron B. Flinn with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Trustee of W. Tyne Land Trust u/a/d May 23, 2018 and that he is authorized to execute this instrument, and that he has executed this instrument on behalf of W. Tyne Land Trust u/a/d May 23, 2018 as the Trustee.

Notary Public

My Commission Expires: 7/6

CARRIE A. BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: JULY 06, 2020

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 2,018,000.00.

Affiant

Sworn and subscribed before me on this the 1st day of August, 2018.

Notary Public

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 12, 2018

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Carla L. Lovell, Trustee 150 3rd Ave. South, Ste 1100 Nashville, TN 37201	Carla L. Lovell, Trustee 119 West Tyne Trust 119 West Tyne Drive Nashville, TN 37205	130-05-0-043.00