WARRANTY DEED

Bill Garrett Davidson County
Batch# 130190 DEEDWARR
08/16/2018 04:10:30 PM 3 pgs
Fees: $18.00 Taxes: $3,163.50
20180816-0081495

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $855,000.00.

LeeAnn Maloney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of August, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/5/21
(AFFIX SEAL)

SHAUNA DANIELS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

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

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Harry L. Allen and Chandra P. Allen 5622 Valley View Road Brentwood, TN 37027	Citizens Bank, N.A. 6100 Tower Circle, Ste. 600 Franklin, TN 37067	160-15-0G-002.00-CO

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), 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 **Harry L. Allen and Chandra P. Allen, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 2, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 5622 Valley View Homes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170104-0000599 and being shown on Plat attached thereto as Exhibit "B", 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 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 06, 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 ☐ improved ☒ property know as: 5622 Valley View Road, Brentwood, TN 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 the 14th day of August, 2018.

Tyne Enterprises, LLC, a Tennessee limited liability company

BY: _____
Nathan D. Matwijec, Chief Executive Officer

BY: _____
Mike Matwijec, Chief Financial Officer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

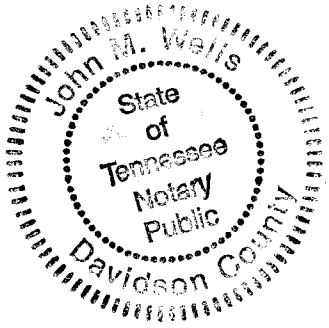
Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Nathan D. Matwijec and Mike Matwijec, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath acknowledged themselves to be the Chief Executive Officer and Chief Financial Officer, respectively, of Tyne Enterprises, LLC, the within named bargainor, a limited liability company, and that they as such Chief Executive Officer and Chief Financial Officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the company by the said Nathan D. Matwijec and Mike Matwijec as such Chief Executive Officer and Chief Financial Officer.

Witness my hand and official seal, this the 14th of August, 2018.

_____
Notary Public

My Commission Expires: 5/6/2019

(SEAL)



I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5.3.2021

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.