Bill Garrett Davidson County
Batch# 130938 DEEDWARR
08/20/2018 12:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,820.40
20180820-0082309

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Matthew K Dye
1707 3rd Avenue North
Nashville, TN 37208

SEND TAX BILL TO:
NEW OWNER

MAP/PARCEL 082-05-0-Y-002.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Double Sun Construction, LLC, a limited liability company, hereafter called the GRANTOR,** has bargained and sold, and by these presents, do transfer and convey unto **Matthew K Dye, a single man, and Michael Dye and Lynette Dye, Husband and Wife, all as joint tenants with right of survivorship, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Unit No. 1709A on the Plan of 1709 3rd Ave. N. Townhomes as set forth in the Exhibit of The DCCR's of record in Instrument No. 20161020-0110877 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Double Sun Construction, LLC, a Tennessee limited liability company by Warranty Deed from Yutien Terry Wang of record in Instrument No. 20161017-0109149 Register's Office for Davidson County, Tennessee, dated October 12, 2016 and recorded on October 17, 2016.

This is improved property known as: **1707 3rd Avenue North, Nashville, Tennessee 37208**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind themselves, their 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.

Possession to be given 20th day of August, 2018.

WITNESS MY HAND on this the 20th day of August, 2018

Double Sun Construction, LLC, a limited liability company

By: David Robinson, Member

By: Mark Hudson, Member

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared David Robinson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself to be the Member of Double Sun Construction, LLC, and that as such David Robinson being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation.
Witness my hand and official seal at office of Legends Title Services on this the 20th day of August, 2018.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Mark Hudson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself to be the Member of Double Sun Construction, LLC, and that as such Mark Hudson being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation.
Witness my hand and official seal at office of Legends Title Services on this the 20th day of August, 2018.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $492,000.00.

AFFIANT

Subscribed and sworn to before me this the 20th day of August, 2018.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

File No: 180417

True Copy Certification

I, John W. Bishop, 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.

J. W. Bishop
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Kimberly Beard a notary public for this county and state, John W Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kimberly Beard
Notary's Signature

My Commission Expires: 10-7-19
Notary' Seal (if on paper)

KIMBERLY BEARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-7-2019