# WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 161449 **DEEDWARR**
11/15/2018 03:26:14 PM 2 pgs
Fees: $13.00 Taxes: $1,808.38

20181115-0112778

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $488,750.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of November, 2018.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STEPHANIE L. COME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

**THIS INSTRUMENT WAS PREPARED BY**
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Salina V. Solomon and Lilli Solomon<br>247 Morton Avenue<br>Nashville, TN 37211 | new owners | 119-14-0367-00 |

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 **Salina V. Solomon, a single woman, and Lilli Solomon, a married woman, as joint tenants with rights of survivorship,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Being Lot 30 on the Plan of Pleasant View Subdivision of Mrs. McCombs Property of record in Book 421, Page 134 Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Tyne Enterprises LLC, a Tennessee Limited Liability Company by Warranty Deed dated 09/07/2016 from Kevin L. Collier, an unmarried person of record in Instrument 201609070094154, Register's Office for Davidson County, Tennessee.

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: 247 Morton Avenue, Nashville, TN 37211

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-BR-18-247

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 13th day of November, 2018.

Tyne Enterprises LLC, a Tennessee Limited Liability Company

BY: _____
Nathan D. Matwijec, Chief Executive Officer

BY: _____
William D. Schock, Chairman

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 William D. Schock, 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 Chairman, respectively of Tyne Enterprises LLC, a Tennessee Limited Liability Company, the within named bargainor, a company, and that they as such 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 William D. Schock as such Chief Executive Officer and Chairman, respectively.

Witness my hand and official seal, this the 13th of November, 2018.

_____
Notary Public

My Commission Expires: 5/6/2019

(SEAL)

