STATE OF Tennessee
COUNTY OF Davidson

Karen Y Johnson Davidson County
Batch# 174088 DEEDWARR
12/14/2018 10:01:36 AM 2 pgs
Fees: $13.00 Taxes: $1,209.53
20181214-0121661

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $326,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of December, 2018.

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G18-3993

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Tyne Enterprises, LLC (NAME)	New Owner (NAME)	105-14-176
P. O. Box 41145 (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Wiliam Cornelius Knox and wife, Jetaun Knox**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tyne Enterprises, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being the southerly 24 feet of Lot No. 8 and the northerly 28 feet of the easterly 150 feet of Lot No. 9 on the Map of Joseph Knowles' Subdivision of Block "D" in C. D. Eliott's Plan, as of record in Book 332, page 48, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 8 fronts 24 feet on the westerly side of Royal Street and runs back between parallel lines 200 feet to an alley.

Said part of Lot No. 9 fronts 28 feet on the westerly side of Royal Street and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Wiliam Cornelius Knox and wife, Jetaun Knox by Quitclaim Deed dated November 9, 1995 from William Cornelius Knox, recorded December 4, 1995, in Book 9875, Page 933, in the Official Records of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 332, page 48, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2307 Knowles Avenue, Nashville, TN 37204.

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. Whenever 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 12th day of December, 2018.

William Cornelius Knox

Wiliam Cornelius Knox

Jetaun Knox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of December, 2018, before me personally appeared Wiliam Cornelius Knox and Jetaun Knox, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 12th day of December, 2018.

Notary Signature
My commission expires: 6/22/21

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

PRESTON D MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY