Karen Johnson Davidson County
Batch# 216671 DEEDWARR
04/12/2019 08:53:21 AM 2 pgs
Fees: $13.00 Taxes: $1,702.00

20190412-0033396

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 460,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of April, 2019

Notary Public

MY COMMISSION EXPIRES: 4/21/2020

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Combs Hospitality, Inc.	New Owner	10501055700
(NAME) 2054 Hill Haven Road	(NAME)	
(ADDRESS) Hollister, MO 65672	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE,

TRACE CONSTRUCTION, INC., A TENNESSEE CORPORATION AND J KEVIN HYNEMAN, A MARRIED MAN AND BAILEY HYNEMAN, AN UNMARRIED WOMAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

COMBS HOSPITALITY, INC., A MISSOURI CORPORATION,

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 Units A and B on the Plat of Record as "Exhibit C" of the Declaration of Covenants, conditions and Restrictions for Southside Park Townhomes Homeowners Association, of record in Instrument No. 20180627-0062029, Register's office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Unit A:
Being the same property conveyed to J. Kevin Hyneman AKA John K. Hyneman and Bailey Hyneman, as joint tenants with rights of survivorship by Deed dated August 10, 2018 from J. Kevin Hyneman AKA Kevin Hyneman and Lindsay T. Butler, recorded August 15, 2018, in Instrument Number 20180815-0080688, in the Official Records of Davidson County, Tennessee.

Unit B:
Being the same property conveyed to Trace Construction, Inc. from J. Kevin Hyneman AKA Kevin Hyneman and Lindsay T. Butler dated 08/10/2018 and recorded on 08/15/2018 as Instrument Number 20180815-0080689 in the Official Records of the Davidson County Recording Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Unimproved* property is commonly known as: 1020/1022 13th Avenue South, Nashville, TN 37212

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 9th day of April, 2019

LT&E File #15517

Trace Construction, Inc., a Tennessee Corporation

By: _____
J. Trent Lehman, Authorized Agent

_____
J Kevin Hyneman by J. Trent Lehman, his Attorney-In-Fact

_____
Bailey Hyneman by J. Trent Lehman, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named **J. Trent Lehman** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **J. Kevin Hyneman** and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said **J. Kevin Hyneman.**

Witness my hand, at office, this 9th day of April, 2019.

_____
Notary Signature
My commission expires: 2/29/2020

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named **J. Trent Lehman** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Bailey Hyneman** and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said **Bailey Hyneman.**

Witness my hand, at office, this 9th day of April, 2019.

_____
Notary Signature
My commission expires: 2/29/2020

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, of the state and county mentioned, personally appeared **J. Trent Lehman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Agent of Trace Construction, Inc. the within named bargainor, a corporation, and that he as such Authorized Agent executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as such Officer.

Witness my hand, at office, this 9th day of April, 2019.

_____
Notary Signature
My commission expires: 2/29/2020

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY