Karen Johnson Davidson County
Batch# 305413 DEEDWARR
10/24/2019 09:01:30 AM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20191024-0109027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 1,200,000.00

Elaine C. Mellamsa
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of October, 2019

Notary Public

MY COMMISSION EXPIRES: 1-24-22

(AFFIX SEAL) AMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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
Jon D. Tannler and Kristen D. Tannler	New Owner	105-13-0-092
(NAME) 1209 Linden Ave	(NAME) 3516 Legacy Hills Ct	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Longwood FL 32779	
(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,

J KEVIN HYNEMAN AND CYNTHIA H. HYNEMAN, HUSBAND AND WIFE,

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

JON D. TANNLER AND KRISTEN D. TANNLER, HUSBAND AND WIFE,

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 Easterly One-half of Lot No. 64 on the Plan of Belmont Land Company's Subdivision called "Belmont Heights", of record in Plat Book 421, Page 34, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said Lot fronts 50 feet on the Southerly side of Linden Avenue, and runs back between parallel lines to an alley in the rear on which it measures 50 feet.

Being the same property conveyed to J. Kevin Hyneman by Deed dated April 30, 2019 from Perry B. Gooch and Karen Gooch, both unmarried, recorded May 13, 2019, in Instrument Number 20190513-0044480, in the Official Records of Davidson County, Tennessee. Cynthia H. Hyneman joins in this conveyance as to her marital interest in the subject property if any.

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 *Improved* property is commonly known as: 1209 Linden Avenue, Nashville, TN 37212

LT&E File #16098

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 23rd day of October, 2019

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

Cynthia H. Hyneman by 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 Cynthia H. Hyneman** and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said **J. Kevin Hyneman and Cynthia H. Hyneman.**

Witness my hand, at office, this 23rd day of October, 2019.

Notary Signature
My commission expires: 2/29/2020

WHITNEY LEHMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

The signatures of J. Kevin Hyneman and Cynthia H Hyneman is signe by their duly apppointed Attorney-in-fact J Trent Lehman, pursuant to tyhe Powser of Attorney recorded in Instrument # __201910240109026____, Register's Office for Davidson County, TN

LT&E File #16098

True Copy Certification

I, Trudy Milliken, 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 Tennessee

County of Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/2/21

Notary' Seal (if on paper)

