THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 200124239

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $200,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of January, 2020.

Notary Public
My Commission Expires:

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

Karen Johnson Davidson County
Batch# 347936 DEEDWARR
01/24/2020 08:41:14 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20200124-0008714

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brian Ryman 210 Garrett Drive Nashville, TN 37211	New Owner	Tax Parcel ID No. Part of 043-07-0-067.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Cameron Hunt and Amy Hunt, husband and wife and and Robert Dold, as joint tenants with right of survivorship** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian Ryman, married**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. G on the Plan of 309 Myatt Drive, A Horizontal Property Regime with private Elements, as shown on Exhibit "B" of 309 Myatt Drive, of record in Instrument No. 20180227 0018261 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Cameron Hunt and Amy Hunt, husband and wife and Robert Dold, as joint tenants with right of survivorship by Warranty deed from Cobalt Ventures, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20181221-0124523 Register's Office for Davidson County, Tennessee, dated December 21, 2018 and recorded on December 21, 2018.

The execution of this instrument is affected by the signature of Cameron Hunt as Attorney-in-fact for Amy Hunt and Robert Dold which Power of Attorneys are recorded in Instrument No. 20191202-0123291 and in Instrument No. _____, Register's office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2331, Page 12, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Plat at Instrument No. 20180227-0018261, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180227-0018261, amended in Instrument No. 20200106-0001675, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2344, Page 557, in the Register's Office for Davidson County, Tennessee.

Easement of record in Book 5196, Page 790, in the Register's Office for Davidson County, Tennessee.

Easement of record in Instrument Number 20170905-0091003, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Public Right-of-way of record in Instrument Number 20170728-0076573, in the Register's Office for Davidson County, Tennessee.

Stormwater Facilities and Systems of record in Instrument Number 20170629-0065508, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 309 Myatt Drive G Madison TN 37115

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of January, 2020.

Cameron Hunt

Amy Hunt
BY: Cameron Hunt, Attorney-in-fact

Robert Dold
BY: Cameron Hunt, Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Cameron Hunt, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of January, 2020.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
DECEMBER 15, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cameron Hunt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Amy Hunt and Robert Dold and that he is authorized by Amy Hunt and Robert Dold to execute this instrument on their behalf.

Witness my hand, at office, this 22nd day of January, 2020.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
DECEMBER 15, 2021