THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 35268-01-2020	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $300,000.00. Affiant Subscribed and sworn to before me this 31st day of January, 2020. Notary Public My Commission Expires: 5-5-2020

GEORGE MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Karen Johnson Davidson County
Batch# 352630 DEEDWARR
02/03/2020 02:35:30 PM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20200203-0012332

WARRANTY DEED

Address New Owner: George Tuttle, III, Trustee Georgia Tuttle, Trustee 1238 Saxon Drive Nashville, TN 37215	Send Tax Bills To: George and Georgia Tuttle 1240 Saxon Drive Nashville, TN 37215	Tax Information: Map and Parcel No.: 145 02 0 095 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, Susan Reinfeldt, an unmarried woman, as to an undivided 99% interest as tenant in common and John Morrissey, an unmarried man, as to an undivided 1% interest as tenant in common ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to George Tuttle, III and Georgia Tuttle, as Trustees for the Tuttle Family Trust ("Grantees"), their successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 1238 Saxon Drive, Nashville, TN 37215.

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

And Grantors covenants that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 31st day of January, 2020.

Susan Reinfeldt, by John Morrissey, her ~~Attorney~~-in-fact

John Morrissey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Morrissey, with whom I am personally acquainted 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 Susan Reinfeldt, and he is authorized by Susan Reinfeldt to execute this instrument on her behalf.

Witness my hand and seal, at office, this 31st day of January, 2020

Notary Public

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

My Commission Expires: 5-5-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 31st day of January, 2020.

Notary Public

My Commission Expires:

5-5-2020

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Final Plat, Revision to Lots 1, 9, & 10, Tyne Estates, as of record in Instrument No. 20061122-0145431, revising Instrument No. 20060913-0113525, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Susan Reinfeldt, an unmarried woman, as to an undivided 99% interest as tenant in common and John Morrissey, an unmarried man, as to an undivided 1% interest as tenant in common, by deed dated March 22, 2018 from Rock Star Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20180402-0029988, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No. 145 02 0 095 00.
2. Restrictive Covenants contained in an instrument of record in Book 4145, page 8, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions, and Restrictions for Tyne Estates, of record in Instrument No. 20060915-0114437, Register's Office for Davidson County, Tennessee.
4. By-Laws of Tyne Estates Homeowners' Association, Inc., of record in Instrument No. 20060915-0114571, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Instrument No. 20061122-0145431 revising Instrument No. 20060913-0113525, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 3700, page 130, Register's Office for Davidson County, Tennessee.
7. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7959, page 743, Register's Office for Davidson County, Tennessee.
8. Establishment of Exclusive Ingress, Egress Easement and Maintenance Agreement of record in Instrument No. 20060915-0114573, amended in Instrument No. 20061122-0145430, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, 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: October 2, 2023
Notary Seal:

