Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-0106

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,910,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of February, 2020

Notary Public

Commission Expires:

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kevin Cunneely and Melinda Wrench 107 West Tyne Drive Nashville, TN 37205	New Owner	130-05-0-037.00

Karen Johnson Davidson County
Batch# 356960 DEEDWARR
02/12/2020 09:14:30 AM 3 pgs
Fees: $18.00 Taxes: $7,067.00
20200212-0015937

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Hyde Construction Group, LLC, a Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kevin Cunneely and Melinda Wrench, 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 the 34th Councilmanic District of Nashville, Davidson County, Tennessee, on the Southerly margin of West Tyne Drive, 183.9 feet East of the right-of-way return of Tennessee State Highway 100, being Lot No. 24, Block H, 2nd Revised Plan, Highlands of Belle Meade No. 2, Blocks E, F, G, H and K of record in Book 1130, Pages 71 and 72, in the Register's Office for Davidson County, Tennessee, and described according to a boundary survey dated March 31, 2004, by Campbell, McRae and Associates Surveying, Inc., (John Hood TN RLS No. 1838) as follows:

Beginning at an iron pipe (old) on the Southerly margin of West Tyne Drive, said pipe being the Northeast corner of the James M. Halloran Land (Book 11267, Page 597, RODC, TN) also known as Lot 25, Block H, 2nd revised plan, Highlands of Belle Meade No. 2 (Book 1130, Pages 71 and 72 RODC, TN) and the Northwest corner of Lot 24, Block H, of said 2nd revised plan, Highlands of Belle Meade No. 2, said pipe being located South 60 degrees 57 minutes 31 seconds East 183.9 feet from the R.O.W. return of State Highway 100; thence with said Southerly margin of West Tyne Drive South 60 degrees 23 minutes 23 seconds East 15.53 feet to a concrete monument (old); thence with a curve to the left with an included angle of 08 degrees 39 minutes 59 seconds, a radius of 550.00 feet, a tangent length of 41.68 feet, a chord bearing and distance of South 65 degrees 37 minutes 14 seconds East 83.11 feet for an arc length of 83.19 feet to a concrete monument (old); thence South 69 degrees 46 minutes 14 seconds East 2.34 feet to an iron rod (new) at the Northwest corner of the Jeffrey L. Wolfgang Land (Instrument No. 20020220-0021416 RODC, TN), also known as Lot 23, Block H, of said 2nd revised plan, Highlands of Belle Meade No. 2; thence leaving said Southerly margin with said Wolfgang South 21 degrees 33 minutes 36 seconds West 209.98 feet to an iron pipe (old) in the Northerly line of the Andrew C. Healy Land (Instrument No. 20010629-0069094 RODC, TN) also known as Lot 4, Block H, of said 2nd revised plan, Highlands of Belle Meade No. 2; thence with said Healy North 69 degrees 48 minutes 14 seconds West 49.01 feet to an iron rod (new); thence North 60 degrees 57 minutes 17

seconds West, passing the Northeast corner of the James E. Roberts Land (Book 5359, Page 66, RODC, TN) also known as Lot 3, Block H, of said 2nd revised plan, Highlands of Belle Meade at 7.29 feet for a total distance of 79.48 feet to an iron pipe (old) at the Southeast corner of said Halloran; thence with said Halloran North 29 degrees 00 minutes 40 seconds East 208.77 feet to the point of beginning, containing 24,070.46 square feet, or 0.55 acre, more or less.

Being the same property conveyed to Thomas P. Williams and Kathleen S. Williams, husband and wife by Warranty Deed from Marion Albert Quina, III and Marjorie Hall Quina, husband and wife of record in Instrument No. 20150506-0041337, Register's Office for Davidson County, Tennessee, dated April 29, 2015 and recorded on May 06, 2015.

Being the same property conveyed to Hyde Construction Group, LLC, a Limited Liability Company by Warranty Deed from Thomas Williams and Kathleen Williams, husband and wife of record in Instrument No. 20181119-0113780, Register's Office for Davidson County, Tennessee, dated November 13, 2018 and recorded on November 19, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 107 West Tyne Drive, Nashville, TN 37205

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 7th day of February, 2020.

Hyde Construction Group, LLC, a Limited Liability Company

By: _____
Philip Hyde, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, Notary Public, for the State and County, aforesaid, personally appeared Philip Hyde, with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence) and who upon oath acknowledged himself to be the Sole Member of Hyde Construction Group, LLC, a Limited Liability Company, and that he as such Sole Member being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 7th day of February, 2020.

_____
Notary Public
My Commission Expires: 9/6/2022

SUSAN L HEINRICH
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
(Notary Seal)

True Copy Certification

I, **Jennifer Pennell,** 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 Dickson

Personally appeared before me, **Frances Wymonett Rose,** a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

