MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

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

CRT File No. 200325342

Karen Johnson Davidson County
Batch# 381930 DEEDWARR
04/06/2020 10:17:30 AM 3 pgs
Fees: $18.00 Taxes: $9,435.00
20200406-0036226

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $2,550,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of March, 2020.

Notary Public
My Commission Expires:

RYAN LUX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Daniel Killian, Trustee 1431 Tyne Blvd Nashville TN 37215	New Owner	Tax Parcel ID No. 145-02-0-089.00

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, **Mary Page Hickman, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniel Killian, Trustee of The Tyne Boulevard Trust, a Revocable Trust** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Lot 2, REVISED FINAL PLAT OF LOTS 1 & 2 TYNE ESTATES, as shown on plat of record in Instrument No. 20060913-0113525, revised in Instrument No. 20090423-0036949, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mary Page Hickman, married, by Warranty Deed from Douglas S. Hale, Trustee, pursuant to a land trust agreement dated May 21, 2014, of record in Instrument No. 20151103-0111684, in the Register's Office of Davidson County, Tennessee, dated October 28, 2015 and recorded on November 3, 2015.

Winston C. Hickman joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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.

County of DAVIDSON taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED FINAL PLAT OF LOTS 1 & 2 TYNE ESTATES, as recorded Instrument No. 20060913-0113525, revised in Instrument No. 20090423-0036949.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20060915-0114437.

Terms and provisions of By-Laws of Tyne Estates Homeowners' Association, Inc. recorded in Instrument No. 20060915-0114571, in the Register's Office of Davidson County, Tennessee.

Easement for Sanitary Sewer/Storm Drainage, recorded in Book 7959, Page 743, in the Register's Office of Davidson County, Tennessee.

Easement for Ingress/Egress, recorded in Instrument No. 20060915-0114572, in the Register's Office of Davidson County, Tennessee.

Easement for Ingress/Egress, recorded in Instrument No. 20060915-0114573, in the Register's Office of Davidson County, Tennessee.

Easement for Ingress/Egress, recorded in Instrument No. 20061122-0145430, in the Register's Office of Davidson County, Tennessee.

Repurchase Option Agreement of record in Instrument No. 20080319-0007745, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 1431 Tyne Blvd Nashville TN 37215

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 30th day of March, 2020.

Mary Page Hickman

Winston C. Hickman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary Page Hickman and Winston C. Hickman, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of March, 2020.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

