Karen Johnson Davidson County
Batch# 388053 **DEEDWARR**
04/20/2020 11:15:02 AM 2 pgs
Fees: $13.00 Taxes: $4,440.00

20200420-0041043

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 day of APR, 2020

Notary Public

MY COMMISSION EXPIRES: 11/14/21

(AFFIX SEAL)

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
J Kevin Hyneman	New Owner	117-01-0-003
(NAME)	(NAME)	
6000 Poplar Avenue, Suite 250		
(ADDRESS)	(ADDRESS)	
Memphis, TN 38119		
(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,

MUSIC CITY LAND VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

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

J KEVIN HYNEMAN,

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 part of Lot No. 19, Block L of Whitland Realty Company Subdivision, as of record as Plat Book 332, page 141, Register's Office for said County, as follows:

Beginning in the center of Woodlawn Avenue at a point 210 feet east of the center of Bosley Avenue (now Wilson Blvd.); thence with the center of Woodlawn Avenue, South 88 deg. East, 130 feet to the southwest corner of the property formerly owned by Haggard; thence with the westerly line of said Haggard property North 2 deg. East 400 feet to the southerly line of Lot No. 20; thence with said line westwardly 130 feet; thence South 2 deg. West 400 feet to the point of beginning.

Music City Land Ventures, LLC, a Tennessee Limited Liability Company

Being the same property conveyed to Music City Land Ventures, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from KVR Homes, LLC, a Tennessee limited liability of company of record in Instrument No. 20200106-0001249, Register's Office for Davidson County, Tennessee.

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.

LT&E File #16535

This property is commonly known as: 3808 Woodlawn Drive, Nashville, TN 37215

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 13 day of ~~March~~ April, 2020

By: William R. Hyneman, Managing Member
Music City Land Ventures, LLC,
a Tennessee Limited Liability Company

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned of the state and county mentioned, personally appeared William R. Hyneman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Managing Member of Music City Land Ventures, LLC, the within named bargainor, a Limited Liability Company, and that such William R. Hyneman as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Managing Member.

Witness my hand and seal, at office in Brentwood, Tennessee, this 13 day of ~~March~~ April, 2020.

Notary Signature

Printed Name:

My commission expires: 11/14/21