THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P20-26403	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,222,893.23. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF May, 2020. Notary Public MY COMMISSION EXPIRES: 01.08.2024 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 400015 DEEDWARR
05/14/2020 12:42:23 PM 2 pgs
Fees: $13.00 Taxes: $8,224.70

20200514-0050176

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
123 West Tyne Trust	Daniel Kris Wiatr, Trustee	
123 W Tyne Drive	1212 8th Avenue South, Suite 102	13005004500
Nashville, TN 37205	Nashville, TN 37203	
(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, **Catalyst Properties, LLC, a Tennessee limited liability company,**

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Daniel Kris Wiatr, Trustee of the 123 West Tyne Trust dated May 5, 2020,**

HEREINAFTER CALLED THE GRANTEE, HIS SUCCESSORS 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 Lot No. 16 of Block "H" on the Plan of 2nd Revised Plan, Highlands of Belle Meade No. 2, Block E, F, G, H and K of record in Plat Book 1130, Page (s) 71 and 72, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 16 fronts 104 feet on the Southerly side of West Tyne Drive and runs back between parallel lines 210 feet to a dead line.

Being the same property conveyed to Catalyst Properties, LLC, a Tennessee Limited Liability company by Warranty deed from Jeanine Petrone Thompson and Tommy Thompson, wife and husband of record in Instrument No. 20190215-0014364 Register's Office for Davidson County, Tennessee, dated February 13, 2019 and recorded on February 15, 2019.

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.

This is IMPROVED property known as **123 W 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 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 Grantor's hand this the 13 day of May, 2020.

Catalyst Properties, LLC

BY: Michael Shivers Member
Michael Shivers, Member

~~STATE OF~~ Tennessee)
COUNTY OF Davidson)

Before me, the undersigned Notary Public in and for the said County and State, personally appeared **Michael Shivers**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member of **Catalyst Properties, LLC**, the within named bargainor, a limited liability company, and that he executed the within instrument for the purposes stated therein by signing the name of the limited liability company by himself as such Member.

Witness my hand and official seal this the 13 day of May, 2020.

My Commission expires: Jan 8, 2024

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Notary Public