THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200728410

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $2,535,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of August, 2020.

Notary Public
My Commission Expires: _____

MCKENZIE TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

Karen Johnson Davidson County
Batch# 455299 **DEEDWARR**
08/12/2020 12:24:09 PM 2 pgs
Fees: $13.00 Taxes: $9,379.50

20200812-0090010

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ryan Flury and Sarah C Flury 119 W Tyne Drive Nashville TN 37205	New Owner	Tax Parcel ID No. 130 05 0 043.00

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, **Carla L. Lovell, Trustee, of the 119 West Tyne Trust u/a/d July 27, 2018** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ryan Flury and Sarah C Flury, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 18 of Block "H" on the Map of Second Revised Plan of Highland of Belle Meade No. 2, of record in Book 1130, Pages 71 and 72, Register's Office said County, to which reference is made for a more complete description of the property.

Said Lot No. 18 fronts 104 feet on the Southerly side of West Tyne Drive and runs back between parallel lines 210 feet to a dead line in the rear.

Being the same property conveyed to Carla L. Lovell, Trustee of the 119 West Tyne Trust u/a/d July 27, 2018, by Warranty Deed from Aaron B. Flinn, as Trustee of the W. Tyne Land Trust u/a/d May 23, 2018 of record in Instrument No. 20180803-0076455, in the Register's Office of Davidson County, Tennessee, dated August 1, 2018 and recorded on August 3, 2018.

Being the same property conveyed to Aaron B. Flinn, as Trustee of the W. Tyne Land Trust u/a/d May 23, 2018, by Quitclaim Deed from Trevor Cross and wife, Bonnie Brockman Cross, of record in Instrument No. 20180524-0050046, in the Register's Office of Davidson County, Tennessee, dated May 23, 2018, and recorded on May 24, 2018.

Being the same property conveyed to Trevor Cross dba Layne Development Company, Sole Proprietorship, and Bonnie Brockman Cross, wife, by Warranty Deed from Ronald F. Wilson and wife, Eileen S. McDermott, of record in Instrument No. 20170316-0025803, in the Register's Office of Davidson County, Tennessee, dated March 14, 2017 and recorded on March 16, 2017.

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 2nd Revised Plan Highlands of Belle Meade No. 2, as recorded in Plat Book 1130, Page(s) 71-72.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 1361, Page 210.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Instrument No. 20180206-0012191.

This is improved property located at 119 W Tyne Drive Nashville TN 37205

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 31st day of July, 2020.

119 West Tyne Trust

Carla L Lovell, Trustee

BY: Carla L. Lovell, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carla L. Lovell, 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 she is the Trustee of the 119 West Tyne Trust, dated July 27, 2018, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

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

Notary Public

My Commission Expires: _____

