Karen Johnson Davidson County
Batch# 587935 DEEDWARR
03/09/2021 02:58:30 PM 3 pgs
Fees: $18.00 Taxes: $3,052.50
20210309-0030949

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $825,000.00.

Casey Drain
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 4th day of March, 2021

Amy T. Nelson
(Affix Seal) Notary Public

My Commission Expires: 10/29/2023

AMY T. NELSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-29-2023

2021-1739-1

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Austin Pennington 3020 Stansberry Lane, Suite 101 Franklin, TN. 37069	NEW OWNER	Map/Parcel 117-01-0-003

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **J. Kevin Hyneman**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Austin Pennington**, hereinafter called the GRANTEE, his heirs and assigns, that 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 Offie 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.

Being the same property conveyed to J. Kevin Hyneman by Warranty Deed from Music City Land Ventures, LLC, a Tennessee limited liability company, dated April 13, 2020, of record in Instrument No. 20200420-0041043, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Metropolitan property taxes for the year 2021, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is unimproved property 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 GRANTEE, his heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and he does further covenant and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

Dated effective the 3rd day of March, 2021:

J. Kevin Hyneman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 3rd day of March, 2021, before me personally appeared J. Kevin Hyneman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of March, 2021.

Notary Signature
My commission expires: 11/4/2024

KENNETH JAMES PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, 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.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Amy T. Nelson, a notary public for this county and state, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amy T. Nelson

My Commission Expires: 10/29/2023

