THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter, Patterson & Cox PLLC **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is $844,900.00. Affiant Subscribed and sworn to before me this 9th day of August, 2021. Notary Public My Commission Expires: 3/6/24

First Title & Escrow Co., Inc.
FTEC File No. 36487-07-2021

Karen Johnson Davidson County
Batch# 697278 DEEDWARR
08/13/2021 11:31:18 AM 3 pgs
Fees: $18.00 Taxes: $3,126.13

20210813-0109588

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Johnnie Wayne Hyneman, Trustee of the Bailey Alexandra Hyneman Irrevocable Trust 700 12th Avenue South Nashville, TN 37203	New owner	Map and Parcel No.: 093130D06100CO

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, **Patrick E. Canning and Valerie K. Canning, husband and wife**, ("Grantors"), has this day bargained and sold, and do hereby transfer and convey to **Johnnie Wayne Hyneman, Trustee of the Bailey Alexandra Hyneman Irrevocable Trust** ("Grantee"), his successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Improved property located at 700 12th Avenue South, Nashville, TN 37203.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantors covenant that they are 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 as set out on Exhibit "A" hereto. Grantors further covenant and bind themself, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 9th day of August, 2021.

Patrick E. Canning

Valerie K. Canning by Patrick E. Canning, her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Patrick E. Canning with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of August, 2021.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 3/6/24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patrick E. Canning, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Valerie K. Canning, and he is authorized by Valerie K. Canning to execute this instrument on her behalf.

Witness my hand, at office, this 9th day of August, 2021.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 3/6/24

EXHIBIT "A"

A Condominium Apartment in Davidson County, Tennessee, being Unit No. R-713 of Terrazzo, a Condominium, together with parking space Nos. 72 and 91, a horizontal property regime pursuant to the Tennessee Horizontal Property Ace, as shown on Exhibit "B" to the Master Deed of record in Instrument No. 20081223-0122167, amended in Instrument No. 20090213-0012915, Instrument No. 20090316-0023301, instrument No. 20090325-0026808, Instrument No. 20090827-0080784, Instrument No. 20121017-0095418 and Instrument No.20180627-0061944, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Patrick E. Canning and Valerie K. Canning, husband and wife, by Warranty Deed from Sydney L. Jones, Jr. and Laurie E. Jones, husband and wife, of record in Instrument No. 20160912-0095522, in the Register's Office of Davidson County, Tennessee, dated September 8, 2016 and recorded on September 12, 2016.

This conveyance is made subject to:

1. 2021 City/County Taxes, a lien, but not yet due and payable which have been prorated by the parties and assumed by the Grantee.
2. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Terrazzo Condominium of record in Instrument No. 20081223-0122167, as amended by instrument(s) of record in Instrument No. 20090213-0012915; Instrument No. 20090316-0023301; Instrument No. 20090325-0026808; Instrument No. 20090827-0080784; Instrument No. 20121017-0095418; Instrument No.20180627-0061944; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
3. Easement retained in Ordinance No. 72-317 and of record in Book 4643, Page 498, Register's Office for Davidson County, Tennessee.
4. Easement recorded in Instrument No. 20120521-0043895, Register's Office for Davidson County, Tennessee.
5. Agreement for Dedication of easement for Sanitary Sewers and /or Storm Drainage Water Mains, Pumps and Appurtenances as set forth in instrument recorded in Instrument No. 20060615-0071498, Register's Office for Davidson County, Tennessee
6. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060615-0071504, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.