WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,769,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

Karen Johnson Davidson County
Batch# 730872 **DEEDWARR**
10/06/2021 10:17:46 AM 2 pgs
Fees: $13.00 Taxes: $10,245.30

20211006-0134172

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Christopher W. Hyndman	New Owner	
(NAME)	(NAME)	145-00-0-152.00
1709 Tyne Blvd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PAUL M. ZUKOWSKY, TRUSTEE OF THE FREDERIK BENNETT TRUST**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTOPHER W. HYNDMAN, A SINGLE MAN**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the 34th councilmanic district of Nashville, Davidson County, Tennessee, being Lot 2 on the Revised Blake Subdivision recorded in Instrument No. 20060607-0067539, Register's Office for said County and more particularly described as follows:

Beginning in the East right of way of Tyne Boulevard at the Northwest corner of Kimberly Estates, Section 2, recorded in Book 5190, Page 613, R.O.D.C.; thence along said Easterly right of way North 22 degrees 31' East 12.01 feet; Thence along a curve to the left, having a radius of 1457.39 feet, a distance of 88.14 feet; thence South 71 degrees 55' 47" East 10.0 feet; Thence along a curve to the left, having a radius of 1467.39 feet, a distance of 307.36 feet; thence North 83 degrees 55' 47" West 10 feet; Thence along a curve to the left having a radius of 1457.39 feet, a distance of 87.65 feet; thence leaving said right of way North 64 degrees 00' 17" East 172.55 feet; Thence South 85 degrees 47' 09" East 336.43 feet to an iron pin at the Northwest corner of Lot 3 on the Plan of Kimberly Estates, recorded in Book 5210, Page 170, R.O.D.C.; thence with said Lot 3, South 25 degrees 43' 23" West, 342.84 feet to an iron pin; Thence along the North line of said Kimberly Estates, Section 2, North 88 degrees 42' West, 494.01 feet to the Point of Beginning, and containing 5.27 acres, more or less.

Being the same property conveyed to Paul M. Zukowsky, Trustee of the Frederick Bennett Trust by Warranty deed from Dawn Nepp, Successor Trustee of the 1709 Tyne Boulevard Land Title Trust Agreement U/A dated June 25, 2012 of record in Instrument No. 20160907-0093946 Register's Office for Davidson County, Tennessee, dated August 31, 2016 and recorded on September 07, 2016.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20060607-0067539, Register's Office of Davidson County, Tennessee.
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1709 Tyne Blvd, Nashville, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 28 DAY OF SEPTEMBER, 2021.

The Frederik Bennett Trust

BY: _____
Paul M. Zukowsky
Trustee

STATE OF ~~TENNESSEE~~ New York
COUNTY OF ~~DAVIDSON~~ New York

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL M. ZUKOWSKY, TRUSTEE of THE FREDERIK BENNETT TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the ~~30th~~ 24th of September, 2021.

Tracy Rant

Notary Public
My Commission Expires: 4/27/2022
(SEAL)

Tracy Rant
NOTARY PUBLIC
STATE OF NEW YORK
No. 01RA4995731
Commission Expires April 27, 2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212