Name and Address of New Owner:
James K. Efinger and Tracy R. McGrath
2416 West Linden Avenue
Nashville, Tennessee 37212

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Easy Close, LLC dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 104-15-0-258

Karen Johnson Davidson County
Batch# 799241 DEEDWARR
02/02/2022 11:08:30 AM 3 pgs
Fees: $18.00 Taxes: $4,898.80
20220202-0012250

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Hyde Construction Group, LLC,** a Tennessee Limited Liability Company, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **James K. Efinger, Unmarried Man and Tracy R. McGrath, an Unmarried Woman,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Resubdivision of certain lots in Linden and West Linden of record in Plat Book 1130, Page 42, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christoph M. Schenzler, unmarried, by Warranty deed from Wayne Douglas Batten, unmarried, of record in Instrument No. 20000911-0089551, Register's Office for Davidson County, Tennessee, dated August 14, 2000 and recorded on September 11, 2000. (Value of consideration shown in aforementioned deed $142,500.00.)

Being the same property conveyed to Hyde Construction Group by Warranty Deed from Christoph M. Schenzler, unmarried, of record in Instrument No. 20201102-0127710 Register's Office for Davidson County, Tennessee, dated October 16, 2020 and recorded on November 02, 2020. (Value of consideration shown in aforementioned deed $409,157.00.)

FOR INFORMATIONAL PURPOSES ONLY: Being also known as 2416 West Linden Avenue, Nashville, Tennessee 37212.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 21st day of January, 2022.

Hyde Construction Group, LLC, a Tennessee Limited Liability Company

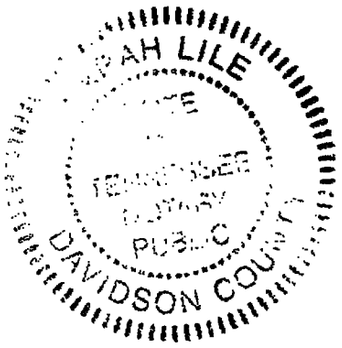
By: _____
Philip Hyde, Member

State of Tennessee
County of Davidson

Before me, Sarah Lile of the state and county mentioned, personally appeared Philip Hyde, Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Member of Hyde Construction Group, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of Hyde Construction Group, LLC, a Tennessee Limited Liability Company, as Member
.

Witness my hand, at office, this 21st day of January, 2022.

_____
Notary's Signature
My commission expires: 5-5-2025

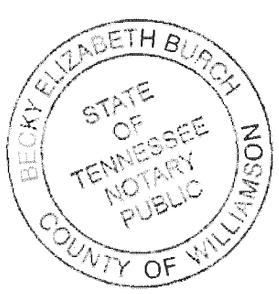



**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,324,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)




Sworn to and subscribed before me this
21st day of January, 2022.

_____
Notary Public
My commission expires: 11-19-23
File No. 2021-1445



202202020012250

**Tennessee Certification of Electronic Document**

I, Sarah Lite, do hereby make oath that I am a licensed attorney and/or the custodian of the of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 01/21/22.

Affiant Signature

01/21/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 21 day of January, 2022.

Notary Signature

My Commission Expires: 11-19-23

BECKY ELIZABETH BURCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON