# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$137,000.00**

James E. Wynn, Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MARCH, 2010.

Notary Public

MY COMMISSION EXPIRES: 3-4-13
(AFFIX SEAL)

LAURA B RININGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
**MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **James E. Wynn Sr.** | James E. Wynn, Sr. | **148-1-128** |
| **Jessie P. Wynn** | | |
| (NAME) | (NAME) | |
| **236 Wallace Road** | 305 Leopold Road | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37211** | Nashville TN 37211 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jeanan Mills Stuart, Conservator for Ruby A. Daugherty**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James E. Wynn Sr. and Jessie P. Wynn, husband and wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 251 on the Plan of Hillbrook, Section IV, as of record in Book 3842, Page 7, Amended in Book 3974, Page 787, Register's office for said County.

Said Lot No. 251 fronts 75 feet on the north side of Wallace Road and extends back 115 feet on the west line and 170 feet on the east line, to a dead line in the rear on which it measures 93 feet.

Being the same property conveyed to L.L. Daugherty and wife, Ruby A. Daugherty by deed dated December 30, 1965 from William and Lee, Inc. of record in Book 3973, Page 389, said Register's Office.
L.L. Daugherty has since died.

Subject to current years taxes, restrictions, easements, covenants and/or rights of way of record in said Register's Office.

unimproved ☐

This is improved ☒ property, known as **236 Wallace Road, Nashville, TN 37211**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 9th day of March, 2010.

By: Jeanan Stuart Conservator
Jeanan Mills Stuart, Conservator for Ruby A. Daugherty

BILL GARRETT, Davidson County
Trans:T20100015674 DEEDWARR
Recvd: 03/17/10 14:16 2 pgs
Fees:13.00 Taxes:506.90
20100317-0020107

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jeanan Mills Stuart and who, upon her oath, acknowledged herself to be the Conservator for the within named Ruby A. Daugherty, being authorized to act on behalf of said person, she executed the foregoing instrument as her free act and for the purposes therein contained.




Witness my hand and official seal at Nashville, Tennessee this 9TH DAY OF MARCH, 2010.

Commission expires:

3-4-13

Notary Public