WARRANTY DEED

Record & Return TO

Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of July, 2011

Notary Public

MY COMMISSION EXPIRES: 7/3/12
(AFFIX SEAL)

KELLY ANN CALLAGHAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Hughes	Sun Trust Mortgage, Inc.	11914003200
(NAME) 260 Tanksley Avenue	(NAME) 1001 Semmes Avenue RVW-5023	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Richmond, VA, 23224	
(CITY) (STATE) (ZI	(CITY) (STATE) (ZI	

For and in 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, I/WE, **Henry Douglas Lynn and Elsie June Lynn**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Brian Hughes**, 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. 3 of Block "E" on the Map of Woodbine Courts, Part Two, not of record and described as follows:

Beginning at a point on the North margin of Tanksley Avenue at the corner of Lots Nos. 3 and 4; thence with the line between said lots, northwardly 155.5 feet; thence Westwardly 75 feet to the corner of Lots 2 and 3; thence with the line between said lots, southwardly 155.5 feet to the northerly margin of Tanksley Avenue; thence wit the margin of the same, eastwardly 75 feet to the beginning.

Being the same property conveyed to Henry Douglas Lynn and wife, Elsie June Lynn, by deed from Irby Roy Elrod and wife, Gracie Griffith Elrod, dated July 12, 1977 and filed of record in Book 5170, page 194, Register's Office of Davidson County, Tennessee. Elsie June Lynn having since died July 31, 2010 leaving spouse as surviving tenant by the entirety.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

BILL GARRETT, Davidson County
Trans:T20110046024 DEEDWARR
Recvd: 07/29/11 09:45 2 pgs
Fees:13.00 Taxes:203.50
20110729-0058118

unimproved ☐
This is improved ☒ property, known as 260 Tanksley Avenue, Nashville, TN 37211

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, has 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 our hands this **22nd** day of **July, 2011**

Henry Douglas Lynn by Cora E. Engman as attorney in fact

Henry Douglas Lynn by Cora E. Engman as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 22nd day of July, 2011, before me personally appeared Cora E. Engman, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Henry Douglas Lynn, and who acknowledged that she executed the same as the free act and deed of the said Henry Douglas Lynn, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Instrument No. 20110722-0056276, said Register's Office.

Witness my hand and official seal this 8th day of July, 2011.

NOTARY

My Commission Expires: 7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON