BILL GARRETT, Davidson County
Trans:T20140009081 DEEDWARR
Recvd: 02/07/14 13:53 3 pgs
Fees:13.00 Taxes:222.00
20140207-0011090

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
HENRY GORDON WYNN, III, and wife LYNN W. WYNN 3180 Millington Rd., Memphis, TN 38127	SAME	Map 43-13 Parcel: 237

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, THE FRANK L. WALDEN REVOCABLE LIVING TRUST U/D/O 2/22/02, by and through its successor Trustees, and NATALIE DILLARD, individually, hereinafter referred to as the "GRANTORS", have bargained. sold and by these presents do transfer and convey unto HENRY GORDON WYNN, III, and wife, LYNN W. WYNN,, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, identified as Tract No. 3 on a survey dated January 18, 2010, by Bruce Rainey, Registered Land Surveyor, No. 823, as follows:

BEGINNING at a railroad spike in the southerly margin of Hickory Street, a corner of the property conveyed to Juan A. Cruz and Maria Martinez filed for record in Instrument No. 20090323-0025688, Register's Office for Davidson County, Tennessee; thence with the southerly margin of Hickory Street, South 79 degrees 04 minutes 05 seconds East 61.42 feet to an iron pin (new), a corner to the property conveyed to Henry Gordon Lynn, et ux, in Instrument No. 20080730-0078168, Register's Office for Davidson County, Tennessee; thence, with the line of Lynn South 05 degrees 38 minutes 32 seconds West 296.56 feet to an iron pin in the line of the property conveyed to Thomas E. Stewart, Trustee, in Instrument No. 20020305-0027328, Register's Office for Davidson County, Tennessee; thence with the line of Stewart, North 86 degrees 13 minutes 06 seconds West 68.01 feet to an iron pin; thence, North 05 degrees 30 minutes 04 seconds East 166.87 feet to an iron pin new; thence North 08 degrees 14 minutes 36 seconds East 137.70 feet to an iron pin marking the point of beginning and containing 19,890 square feet more or less.

BEING the same property conveyed to Frank L. Walden, a one-half (½) undivided interest and Natalie Dillard, a one-half (½) undivided interest, by deed from Stanley Ray Thomas, filed for record in Instrument No. 20100224-0014107, Register's Office for Davidson County, Tennessee. And, being the same property vested in The Frank L. Walden Revocable Living Trust Under Date Of 2/22/02 and Natalie Dillard, as Tenants in Common, each owing a one-half undivided interest.

Under the provisions of The Frank L. Walden Living Trust dated 2/22/02, Frank L. Walden was named as the original Trustee. Frank L. Walden died on November 2, 2010 and by the terms of the said Trust Agreement, Dianna L. Dudley and Rickie L. Walden became the First Successor Trustees.

The foregoing description was prepared from a survey dated January 18, 2010, by Bruce Rainey, Registered Land Surveyor, No. 823.

The current mailing address for the said property is 104 Hickory Street, Madison, TN 37115.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may effect the premises.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2014, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Subject to any matter shown on the unrecorded survey by Bruce Rainey, Registered Land Surveyor Lic. No. 823.

And, we, the GRANTORS, 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

THE FRANK L. WALDEN REVOCABLE LIVING TRUST,
UNDER DATE OF 2/22/02

BY: DIANNA DUDLEY, SUCCESSOR CO-TRUSTEE

BY: RICKIE L. WALDEN, SUCCESSOR CO-TRUSTEE

AND

NATALIE DILLARD

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

WITNESS my hand on this the 1st day of February, 2014..

NOTARY PUBLIC

My Commission Expires: 6/26/2017

HOMER R. AYERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before the undersigned, a Notary Public, in and for said County and State, personally appeared DIANNA DUDLEY and RICKIE L. WALDEN, with whom I am personally acquainted and who acknowledged themselves as the duly named successor Co-Trustees under the Frank L. Walden Revocable Living Trust, Under Date Of 2/22/02, and as such Successor Co-Trustees, being authorized to do, executed the within instrument for the purposes therein contained by signing under the name of the Trust by themselves as Co-Trustees.

Witness my hand on this the 1st day of February, 2014.

NOTARY PUBLIC

HOMER R. AYERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 6/26/07

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $60,000.00.

Affiant

Sworn to and subscribed before me, this the 1st day of February, 2014.

NOTARY PUBLIC

My Commission Expires 6/26/07

HOMER R. AYERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY