WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/31/14 08:12 3 pgs
Fees:18.00 Taxes:409.81
20140331-0025950

26545

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,759.44.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28TH DAY OF MARCH, 2014.

(Affix Seal) Notary Public

My Commission Expires: 4/8/

BRENDA FRANKS HALE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
James Garreth Wynn	James Garreth Wynn	Map/Parcel
339 Yorkshire Circle	339 Yorkshire Circle	161/11c/39
Nashville, TN 37211	Nashville, TN 37211	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, JONATHAN BEAU MOSS and LAUREN WYNN MOSS, being the same person as LAUREN L. WYNN, hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto JAMES GARRETH WYNN, an unmarried man, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. H-804 in a Horizontal Property Regime of Resubdivision of Lot 2, Phase IV, Villages of Brentwood of record in Plat Book 6900, Page 614, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Jonathan Beau Moss, an unmarried man and Lauren L. Wynn, an unmarried woman, as joint tenants with the right of survivorship, by Warranty Deed from Cindi A. Harper, unmarried, of record in Instrument Number 20040607-0066858, Register's Office for Davidson County, Tennessee. The said Jonathan Beau Moss and Lauren L. Wynn having since married.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2014 are a lien against said property, and are not yet due and payable. Map/Parcel 161/11c/39.
b. Subject to all matters shown on the Plan of record in Book 6900, Page 614 Register's Office for Davidson County, Tennessee.
c. Declaration of Covenants, Conditions and Restrictions for the Townhouses at Villages of Brentwood of record in Book 7231, Page 789, Register's Office for Davidson County, Tennessee.
d. Declaration of Annexation of Lot 2 of Phase IV Villages of Brentwood of record in Book 7494, Page 689, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 339 Yorkshire Circle, Nashville, Tennessee 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 GRANTEE, his heirs and assigns forever; and the GRANTORS, do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 28th day of March, 2014:

Grantors:

Jonathan Beau Moss

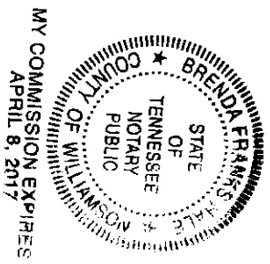
Lauren Wynn Moss

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Jonathan Beau Moss, bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the foregoing instrument for the purposes therein contained. Witness my hand and official seal at office this 28th day of March, 2014.

Notary Public

My commission expires: 4/8/17

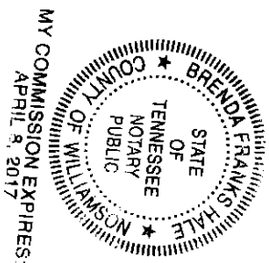


STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Lauren Wynn Moss, bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the foregoing instrument for the purposes therein contained. Witness my hand and official seal at office this 28th day of March, 2014.

Notary Public

My commission expires: 4/8/17



I, Brenda Franks Hale, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy T. Nelson, a notary public for this county and state, (name of person making certification) Brenda Franks Hale who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

AMY T. NELSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

MY COMMISSION EXPIRES: 11-15-2015.

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).