BILL GARRETT, Davidson County
Trans:T20140029867 DEEDWARR
Recvd: 05/01/14 11:47 3 pgs
Fees:18.00 Taxes:373.70

20140501-0036806

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th DAY OF APRIL, 2014.

(Affix Seal) Notary Public

My Commission Expires: 4/8/17

BRENDA FRANKS HALE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: APRIL 8, 2017

26609

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 G. Wynn	James G. Wynn	Map/Parcel
310 Wellington Court	310 Wellington Court	51/10/54
Madison, Tennessee 37115	Madison, Tennessee	

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, ROGER GILMORE KOEHN, CYNTHIA CLAIR(E) KOEHN MOHAMMADPOUR, AND MADELYN ROSE KOEHN JARMAN, AND CYNTHIA CLAIR(E) KOEHN MOHAMMADPOUR, EXECUTRIX OF THE ESTATE OF JEANIE FAY KOEHN, DECEASED, hereinafter called the GRANTORS, have bargained and sold, and by these presents does hereby transfer and convey unto JAMES G. WYNN, unmarried, 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:

Land in the 11th Civil District of Davidson County, Tennessee, being Lot Nos. 7 and 8 on the unrecorded map of a Resubdivision of Lot Nos. 14, 15, 16, and 17 of the Herbert Anderson Tract, as of record in Book 421, page 37, Register's Office for said County, and described according to a copy of a survey thereof made by L.D. Justice, Surveyor, July 8, 1947, as follows:

Said Lots Nos. 7 and 8 adjoin and front together 200 foot on the westerly margin of Lewis Road and run back between paralell lines 175 feet to a dead line, the southerly line of Lot No. 7 running along the northerly margin of Worth Street.

Being the same property conveyed to Jack Koehn and wife Jean Koehn, by deed from Ervie Russell and wife, Bettie Lou Russell, of record in Book 2247, page 607, Register's Office for Davidson County, Tennessee. The said Jack Koehn having predeceased Jean Koehn, who died on September 26, 2013, and the subject property was devised by her Last Will and Testament to her three children, Roger Gilmore Koehn, Cynthia Clair(e) Mohammadpour, and Madelyn Rose Koehn Jarman, see Probate Case No. 14P451 in the Seventh Circuit Court for Davidson County, Tennessee.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2014 are a lien against said property, but are not yet due and payable. Map/Parcel 51/10/54.
b. Subject to all matters appearing on the Plan of record in Book 421, Page 37, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 1524 Lewis Road, Madison, TN 37115.

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 do further covenant and bind themselves, their heirs and/or 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 30th day of April, 2014:

Roger Gilmore Koehn

Cynthia Clair(e) Koehn Mohammadpour

Madelyn Rose Koehn Jarman

Cynthia Clair(e) Koehn Mohammadpour,
Executrix of the Estate of Jeanie Fay Koehn, Deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Cynthia Clair(e) Koehn Mohammadpour, Executrix of the Estate of Jeanie Fay Koehn, Deceased, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2014:

Notary Public

My commission expires: 11/5/2017

LAUREN W. MOSS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Roger Gilmore Koehn, Cynthia Clair(e) Koehn Mohammadpour, and Madelyn Rose Koehn Jarman, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2014:

Notary Public

My commission expires: 11/5/2017

LAUREN W. MOSS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY