BILL GARRETT, Davidson County
Trans:T20140030279 DEEDWARR
Recvd: 05/02/14 11:43 2 pgs
Fees:13.00 Taxes:814.00

20140502-0037344

WARRANTY DEED

26529

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

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

(Affix Seal) Notary Public

My Commission Expires: 11/5/2017

LAUREN W. MOSS 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#:
Iris Wynn	Iris Wynn	Map/Parcel
310 Wellington Court	310 Wellington Court	51/11/A
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, GENELL M. WYNN, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto IRIS WYNN, unmarried, hereinafter called the GRANTEE, her heirs and assigns, that 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. 310 on the Final Plat of Wellington Square, a Planned Residential Development located in the 1st Civil District of Metropolitan Nashville, Davidson County, Tennessee, of record in Book 6250, page 675, Register's Office for Davidson County, Tennessee together with a 1/13 right and easement of enjoyment in and to common areas described on said Plat.

Being the same property conveyed to James B. Wynn and wife, Genell M. Wynn, by Warranty Deed from Ben R. Betty, III and wife, Nancy D. Betty, of record in Book 9456, Page 125, Register's Office for Davidson County, Tennessee. The said James B. Wynn having since died on July 8, 2001, and the subject property is now vested in Genell M. Wynn as the surviving tenant by the entirety.

This conveyance is subject to the following:

a. Davidson County and City of Madison taxes for the year 2014 are a lien against said property, but are not yet due and payable. Map/Parcel 51/11/A.
b. Subject to all matters appearing on the Plan of record in Book 6250, page 675, Register's Office for Davidson County, Tennessee.
c. Declaration of Covenants, Conditions and Restrictions of record in Book 6680, page 770, Register's Office for Davidson County, Tennessee.

d. Master Deed of record in Book 5620, page 543, Register's Office for Davidson County, Tennessee.

e. First Amendment to Declaration of Covenants, Conditions and Restrictions for Wellington Square, Instrument Number 20130225-0018590, Register's Office for Davidson County, Tennessee.

f. Deed of Conveyance of record in Book 7026, Page 938, Register's Office for Davidson County, Tennessee.

g. Amendment to Wellington Square, of record in Book 7013, Page 106, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 310 Wellington Court, Madison, Tennessee 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, her heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and does further covenant and bind herself, her heirs and/or assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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:

Genell M. Wynn
GENELL M. WYNN

by: Cynthia Wynn Ferguson, her Attorney in Fact
Cynthia Wynn Ferguson, her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of March, 2014, before me personally appeared Cynthia Wynn Ferguson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Genell M. Wynn, the bargainor, and who acknowledged that she executed the same as the free act and deed of Genell M. Wynn.

Witness my hand, at office, this 28th day of March, 2014:

Lauren W. Moss
Notary Public

LAUREN W. MOSS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 11/5/2017