WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150030812 DEEDWARR
Recvd: 04/23/15 11:07 2 pgs
Fees:13.00 Taxes:773.30
20150423-0036435

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of April, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ian Edward Rubenstein	Farmington Mortgage, a Division of CapStar Bank	108-12-0-B-154.00 CO
(NAME)	(NAME)	
213 Jackson Downs Blvd.	2002 Richard Jones Road, Suite 300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Wade A. Wynn and wife, Lisa M. Wynn,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ian Edward Rubenstein, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, HIS 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, State of Tennessee, described as follows, to-wit:

Being Lot No. 91, on the plan of Phase 1-A, Harborview, of record in Book 7900, page 485, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Wade A. Wynn and wife, Lisa M. Wynn, by Warranty Deed from Sheryl S. Hunter, unmarried, dated October 28, 2005, of record in Instrument No. 20051103-0133124, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2015, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 7900, page 485; restrictions of record in Book 7471, page 26; Book 7646, page 142; Book 7646, page 147; Book 7646, page 149; Book 7647, page 648; Book 7732, page 749; Book 8263, page 534; Book 8271, page 863; Book 8297, page 380; Book 8634, page 19; Book 8856, page 361 and Book 9182, page 786; Articles of Incorporation/ Charter of record in Book 7522, page 339; Book 8263, page 554 and Book 10316, page 886; Easement for sanitary sewer/ storm drainage of record in Book 5856, page 80 and Book 5856, page 84; Easement for right of way and access of record in Book 8068, page 723; Conveyance of common area of record in Book 8297, page 376 and Book 9108, page 73; Order for open space for cemetery tract of record in Book 9808, page 473 and Book 10004, page 629; Stormwater Detention Agreement of record in Book 7390, page 270; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 120 Windwood Circle, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, have 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 this 17th day of April, 2015.

Wade A. Wynn

Lisa M. Wynn

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Wade A. Wynn and Lisa M. Wynn, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 17th day of April, 2015.

Notary Public
My Commission Expires: _____

File No.: 20365

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016