WARRANTY DEED

KRISTIN BOOTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $225,000.00

Carla A. W. Dodd
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28TH DAY OF MAY, 2015.

Kristin Booth
NOTARY PUBLIC

MY COMMISSION EXPIRES 11-3-15

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1203B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Bethany Davis	Pinnacle Bank	071-15-0-325.00
1230 N 2nd Street	150 3rd Ave S., Ste 900	
Nashville, TN 37207	Nashville, TN 37201	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

VINCENT W. WYNNE, UNMARRIED

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BETHANY DAVIS AND JONATHAN AVERY, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A 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. 123 on the Plan of C. F. Sharpe & W. L. Horns 2nd Subdivision of Lindsley Property N.E. Nashville, of record in Plat Book 161, Page 53, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said Lot fronts 50 feet on the westerly side of North Second Street and runs back between parallel lines 145 feet to an alley.

Being the same property conveyed to Vincent W. Wynne and Angela L. Wynne, husband and wife, by Warranty deed from Layfield Construction, LLC, of record in Instrument No. 20090521-0046760, Register's Office for Davidson County, Tennessee, dated May 19, 2009 and recorded on May 21, 2009.

Being the same property conveyed to Vincent W. Wynne by Quitclaim Deed from Angela L. Wynne, of record in Instrument No. 20150108-0002158, Register's Office for Davidson County, Tennessee, dated November 26, 2014 and recorded on January 8, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2015 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 161, Page 53, Register's Office for Davidson County, Tennessee.

This is property known as 1230 N 2nd Street, Nashville, TN 37207

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

BILL GARRETT, Davidson County
Trans:T20150038938 DEEDWARR
Recvd: 05/19/15 14:55 2 pgs
Fees:13.00 Taxes:832.50
20150519-0046206

Witness my hand on the 28th day of May, 2015.

Vincent W. Wynne

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, VINCENT W. WYNNE, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of May, 2015.

Notary Public

My Commission Expires: 10/02/2017

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 15-1203B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027