Davidson County	**DEEDWARR**
Recvd: 05/29/15 11:25	**3 pgs**
Fees:18.00 Taxes:3977.50	
20150529-0049668	

Return To
Compass Land Title
278 Franklin Road, Suite 190
Brentwood, TN 37027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,075,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: 1-26-19
(AFFIX SEAL)

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

R-VRES-15-2113

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Eric Green and Sharon Green	New Owner	
(NAME)	(NAME)	**104-15-480.00**
2113 Sunset Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JAMES L. WYNN AND KATHRYN E. WHEELER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ERIC GREEN AND SHARON GREEN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their 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 2, on the plan of RE-SUBDIVISION OF LOT 23 AND THE EASTERLY HALF OF LOT 24 OF THE MAP OF LINDEN PLACE 2 LOT MINOR PLAT, as shown of record in Instrument No. 20120823-0075860, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to James L. Wynn and Kathryn E. Wheeler, husband and wife by Warranty Deed from Cornerstone Investments, Inc., recorded on the 8th day of August, 2013 in Instrument No. 20130808-0083226, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter.
- Plat of RE-SUBDIVISION OF LOT 23 AND THE EASTERLY HALF OF LOT 24 OF THE MAP OF LINDEN PLACE 2 LOT MINOR PLAT, as recorded in Instrument No. 20120823-0075860 and LINDEN PLACE recorded in Plat Book 547, Pages 121 and 122, said Register's Office.
- Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1174, Page 279, said Register's Office.
- Restrictive Covenant for Detached Structure recorded at Instrument No. 20130118-0006319, said Register's Office.
- Sewer Easement set out in Deed recorded in Book 11491, Page 469, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2113 Sunset Place, Nashville, Tennessee 37212**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 28th DAY OF MAY, 2015.

James L. Wynn

Kathryn E. Wheeler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES L. WYNN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: _____
(SEAL)

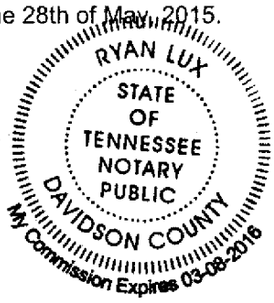


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHRYN E. WHEELER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

