WARRANTY DEED TT2015 360 Davidson County DEEDWARR Recvd: 08/06/15 13:13 3 pgs Fees:18.00 Taxes:444.00 20150806-0078440	OATH OF CONSIDERATION: SS. STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $120,000.00 AFFIANT SWORN TO AND SUBSCRIBED BEFORE ME THIS 31ST DAY OF JULY, 2015. NOTARY PUBLIC MY COMMISSION EXPIRES: 5-24-19

THIS INSTRUMENT PREPARED BY:
TEAM TITLE, INC.
69 THOMPSON LANE
NASHVILLE, TENNESSEE 37211
OFFICE: (615) 367-5111

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
William Alan Wynn **4813 E Longdale Drive** **Nashville, TN 37211**	**Same**	**147 05 0 058.00**

WARRANTY DEED

FOR AND IN CONSIDERATION OF ten dollars ($10) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, Donna Whitson, Kenneth L. Wynn and William Alan Wynn, *(hereinafter called the "Grantors"),* have this day bargained and sold, transferred and conveyed and by these presents do bargain, sell, transfer and convey unto William Alan Wynn, *(hereinafter called "Grantee")*, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Property located in Davidson County, Tennessee, being Lot NO. 190 on the Plan of Caldwell Hall, Section I, Revised, as of record in Book 2900, pages 57, 58 and 59, Register's Office for Davidson County, Tennessee.

Said Lot No. 190 fronts 81.69 feet on the west side of East Longdale Drive, and extends back 120 feet on the south line and 165 feet on the north line, to a dead line in the rear, which is a broken line, on which it measures 107 feet.

Being the same property conveyed to Donna Whitson, Kenneth L. Wynn and William Alan Wynn, by Executor's Quitclaim Deed on behalf of Lyndia Wright Wynn Estate, dated Febtruary 24, 2015, recorded February 24, 2015 of record in Instrument # 20150224-0015881, Register's Office for Davidson County, Tennessee.

Property also known as: 4813 E Longdale Drive, Nashville, TN 37211

The above-described property is improved property known as **4813 E Longdale Drive, Nashville, TN 37211**

THIS CONVEYANCE IS SUBJECT TO: (1) Current year's property taxes which have been prorated and assumed by the Grantees; (2) All restrictions of record; (3) All easements of record; (4) All matters appearing on the plan of record; (5) All applicable government and zoning regulations;

TO HAVE AND TO HOLD, the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantees, their successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said real estate, have full power and lawful authority to sell and convey the same; that the title thereto is

free, clear and unencumbered except as aforesaid; and, Grantors will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantors" and "Grantees" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 31st day of July, 2015.

GRANTORS:

Donna Whitson

Kenneth L. Wynn

William Alan Wynn

S.S.
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned Notary Public of the State and County aforementioned, personally appeared Donna Whitson, Kenneth L. Wynn, and William Alan Wynn, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 31st day of July, 2015.

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public
My Comm. Exp.:

CERTIFICATE OF AUTHENTICITY

I, Charles Walker, do hereby make oath that I am a licensed attorney and/or 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.

CHARLES WALKER

State of Tennessee
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Charles Walker, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JULIE COONE, NOTARY PUBLIC
My commission expires: May 24, 2017

