THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1945

Davidson County DEEDWARR
Recvd: 09/17/15 11:55 3 pgs
Fees:18.00 Taxes:1110.00
20150917-0094429

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Autumn Andrady 628 Hogan Road Nashville, TN 37220	New Owner	146-11-88.00

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $300,000.00

Affiant

Subscribed and sworn to before me, this the 15th day of September, 2015.

Notary Public

My Commission Expires: 3/3/19
(Affix Seal)

CASSIE LOVVORN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We **James W. Wynn, III and Sarah Wynn, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Autumn Andrady and Gerald Andrady, wife and husband,** hereinafter called the Grantees, 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. 35, Crieve Hall Estates, Section One Revised as shown on plat of record in Plat Book 1835, pages 122-124, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to James W. Wynn III and wife, Sarah Wynn by Warranty Deed from Colleen Lucile Guidry now known as Colleen Guidry Ottinger, dated July 20, 2010, recorded July 23, 2010, of record in Instrument No. 20100723-0057963, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **628 Hogan Road, Nashville, TN 37220**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying their prorated share thereof to GRANTEE who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This instrument is executed on behalf of JAMES W. WYNN, III and SARAH WYNN, by J. DAVID WICKER pursuant to a Power of Attorney executed by JAMES W. WYNN, III on ____ day of SEPTEMBER 2015, of record in Instrument No. 20150917-0094427 and pursuant to a POWER of Attorney executed by SARAH WYNN on ___ day of SEPTEMBER, 2015 of record in Instrument No. 20150917-0094428, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to the instrument and incorporated herein by reference.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15 day of **September, 2015.**

GRANTOR(S)

James W. Wynn, III by J.David Wicker, his Attorney-in-Fact

Sarah Wynn by J.David Wicker, her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named **J. David Wicker,** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **James W. Wynn, III and Sarah Wynn,** as Attorney-in-Fact, as the free Act and Deed of the said Principal(s).

Witness my hand and official seal on this the 15th day of **September, 2015.**

Notary Public
My Commission Expires:

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019

True Copy Certification

I, Pam Smithson, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Cassie Lovvorn, a notary public for this county and state, Pam Smithson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/3/19

