This Instrument prepared by:
Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Wynn Holdings, LLC	NEW OWNER	
5121 Duckhorn Court		11808002800
Franklin, TN 37067-1502		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Don Hays** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **Wynn Holdings, LLC, a Tennessee Limited Liability Company** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 116 on the Plan of Grandview Heights of record in Plat Book 161, Page 14 & 15, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Don Hays by warranty deed from Vin-Bar Construction, LLC of record in Instrument No. 20140103-0000763 Register's Office for Davidson County, Tennessee, dated 12/20/2013 and recorded on 01/03/2014.
>
> The above described property is VACANT land and has never been the residence of Grantor or Grantor's spouse, if married.

This is UNIMPROVED property known as 2307 Winford Avenue, Nashville, TN 37211.

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, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that he is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind himself, and his successors, heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

BILL GARRETT, Davidson County
Trans:T20150107323 DEEDWARRSP
Recvd: 12/21/15 09:27 2 pgs
Fees:13.00 Taxes:555.00
20151221-0127704

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 18 day of December, 2015.

Don Hays

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal this 18 day of December, 2015.

Notary Public

My Commission Expires: March 8, 2016

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $**150,000.00**.

Affiant

Subscribed and sworn to before me this 18 day of December, 2015.

Notary Public

My Commission Expires: March 8, 2016

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSE