NEW OWNER:

Kyle Felts
Larry Felts

(1) Mail to:
Vanderpool and Pearman
256 Seaboard Lane G-104
Franklin, TN 37067
(615) 771-9800

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

~~New Owner~~ Kyle & Larry Felts
780 Blevins Dr.
Nashville, TN 37204

FILE NO: 17-0104 TT

118-08-0-028.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20170041912 DEEDWARR
Recvd: 05/17/17 10:56 2 pgs
Fees:13.00 Taxes:925.00
20170517-0048843

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Fifty Thousand and 00/100 Dollars ($250,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **WYNN HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **KYLE FELTS, a married man, and LARRY FELTS, a married man,** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 116 on the Plan of Grandview Heights of record in Plat Book 161, Pages 14 and 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 Wynn Holdings, LLC, a Tennessee Limited Liability Company by Special Warranty Deed from Don Hays, of record in Instrument No. 20151221-0127704, Register's Office for Davidson County, Tennessee, dated December 18, 2015 and recorded on December 21, 2015.

Being also known as 2307 Winford Avenue, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 8th day of **May, 2017**.

WYNN HOLDINGS, LLC, A Tennessee Limited Liability Company

By: _____
Mark Neal, Member

By: _____
Jeff Baumgartner, Member

By: _____
David Becker, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public, of the state and county mentioned, personally appeared Mark Neal, Jeff Baumgartner, and David Becker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be members (or other officer authorized to execute the instrument) of WYNN HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, a limited liability company, and that such officers as such members, executed the foregoing instrument for the purpose therein contained, by personally signing as Members of the limited liability company.

WITNESS my hand and official seal at office this 8th day of **May, 2017**.

_____
NOTARY PUBLIC

MATTHEW W. KEYTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires:

****

The actual consideration or value, whichever is greater, for this transfer is $ **250,000.00**.

_____
AFFIANT

Sworn to and subscribed to before me this 8th day of **May, 2017**.

_____
NOTARY PUBLIC

My commission expires: 7/11/17

LEANNA E. BOWEN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY