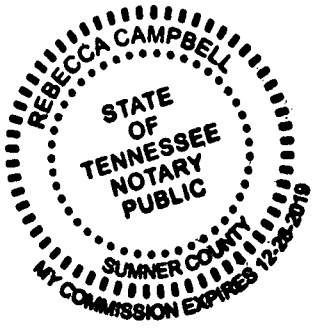
WARRANTY DEED



State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of June, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Donna Coleman-Esmond	Primary Residential Mortgage, Inc.	041-04-0-088.00
(NAME)	(NAME)	
4028 Havendale Drive	1480 No. 2200 West	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Salt Lake City, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Karen D. Wynn, a married woman; previously known as Karen D. Barrington,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Donna Coleman-Esmond and Clarence Esmond, 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. 174 on the Plan of Dalemere Subdivision, Section 7, of record in Plat Book 3700, Page 123, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Irene Brandon by Quitclaim Deed from Donna Rebecca Brown, unmarried, of record in Instrument No. 20060712-0083992, Register's Office for Davidson County, Tennessee, dated April 18, 2006 and recorded on July 12, 2006. The said Irene Brandon died testate on March 29, 2011, and by her Last Will and Testament filed as Docket No. P11-688 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised the subject property to her only child, Donna Brandon Brown, to be held in Trust for her maintenance and support for the duration of her life, and naming her grandchildren, Gary A. Woodward and Karen D. Barrington, as Co-Trustees of said trust, with the authority to act together or separately.

Being the same property conveyed to Karen D. Barrington by Quitclaim Deed from Gary A. Woodward, Trustee under the Last Will and Testament of Irene L. Brandon, Docket No. P11-688 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, of record in Instrument No. 20140917-0085227, Register's Office for Davidson County, Tennessee, dated September 16, 2014 and recorded on September 17, 2014

Karen D. Barrington is n/k/a Karen D. Wynn.

Preston Harrison Wynn herein joins to convey any and all right and interest he may have; including buy not limited to his marital rights.

BILL GARRETT, Davidson County
Trans:T20170050370 DEEDWARR
Recvd: 06/13/17 10:30 2 pgs
Fees:13.00 Taxes:999.00
20170613-0059183

unimproved ☐

This is improved ☑ property, known as 4028 Havendale Drive, Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 hands this 7th day of June, 2017.

Karen D. Wynn

Preston Harrison Wynn

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Karen D. Wynn and Preston Harrison Wynn, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 7th day of June, 2017.

Notary Public _____
My Commission Expires: _____

File No.: 173114

