WARRANTY DEED

J-HR-17-3917-H

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,800.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sean R. Wilson	**New Owner**	
(NAME) **4221 New Hope Meadow Rd.**		**165-13-0A-137.00**
(ADDRESS) **Hermitage, TN 37076**		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett ,Davidson County
Batch# 50246 **DEEDWARR**
01/23/2018 09:40:34 AM 2 pgs
Fees: $13.00 Taxes: $413.66
20180123-0006773

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RONALD E. WYNN AND WIFE, SANDRA WYNN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SEAN R. WILSON, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Lot 451, SECTION TEN, PEPPERTREE FOREST, Planned Unit Development, as shown on plat of record in Plat Book 7900, Page 938, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ronald E. Wynn, by Warranty Deed from Joan E. Hornidge, sole heir at law and personal representative of the estate of Patricia Marie Miller, deceased, of record in Instrument No. 20120327-0025907, in the Register's Office of Davidson County, Tennessee, dated March 12, 2012 and recorded on March 27, 2012.

Being the same property conveyed to Victor Hazelwood, Trustee, by Quit Claim Deed from Ronald E. Wynn, of record in Instrument No. 20120410-0030536, in the Register's Office of Davidson County, Tennessee, dated April 09, 2012 and recorded on April 10, 2012.

Being the same property conveyed to Ronald E. Wynn and wife, Sandra Wynn, by Quit Claim Deed from Victor Hazelwood, Trustee, of record in Instrument No. 20120410-0030536, in the Register's Office of Davidson County, Tennessee, dated April 09, 2012 and recorded on April 10, 2012.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3917 Pepperwood Dr., Antioch, Tennessee 37013**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 19 DAY OF JANUARY, 2018.

Ronald E. Wynn

Sandra Wynn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 19th of January, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 19th of January, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212