This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-3938

Karen Johnson Davidson County
Batch# 214249 DEEDWARR
04/05/2019 08:52:30 AM 3 pgs
Fees: $18.00 Taxes: $703.00
20190405-0030947

STATE OF TENNESSEE
COUNTY OF Davidson

RACHEL MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $190,000.00

Affiant

Subscribed and sworn to before me, this the 3rd day of April, 2019

Rachel Marie Collins
Notary Public
My Commission Expires: 3-2120

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Justin Wynns and Kathryn Wynns 131 Trail Ridge Drive Hendersonville, TN 37075	New Owners	073-01-0-229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Roberta C. White**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Justin Wynns and Kathryn Wynns**, hereinafter called the Grantee(s), his/her/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. 66 on the plan of Sections Three and Four, Moss Rose Heights, of record in Book 1835, page 103, Register's Office for said County. Said Lot No. 66 is more particularly described as follows:

BEGINNING on the easterly margin of Ivy Drive at the common corner of Lots 66 and 67 in said Subdivision; thence with the line between Lots 66 and 67 eastwardly 178.3 feet; thence south 35 degrees 01 minutes 08 seconds east 100 feet to the northerly margin of Ivy Drive; thence with the same westwardly 103.17 feet to a concrete monument marking the beginning of a curve; thence to the right around said curve with the margin of Ivy Drive in a northwesterly direction 117.91 feet to a concrete marker in the easterly margin of Ivy Drive; thence with the easterly margin of Ivy Drive northwardly 25 feet to the beginning.

Being the same property conveyed to Roberta C. White by Warranty Deed from Jack Sanders Holt and wife, Joni S. Holt, dated March 20, 1985, recorded March 21, 1985, of record in Book 6515, page 33, Register's Office for Davidson County, Tennessee.

This is improved property located at: **3900 Ivy Drive, Nashville, TN 37216.**

This conveyance is made subject to 1) Property taxes for the year 2019 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 the 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.

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 3rd day of April, 2019.

GRANTOR:

Roberta C. White

Roberta C. White

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Roberta C. White, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3rd day of April, 2019.

Rachel Marie Collins

Notary Public
My Commission expires: 3-21-20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

201904050030947

True Copy Certification

I, Christopher M. Corriveau, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

