THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190621104

Karen Johnson Davidson County
Batch# 255956 DEEDWARR
07/12/2019 08:50:37 AM 2 pgs
Fees: $13.00 Taxes: $1,498.50
20190712-0067954

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $405,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of July, 2019.

Notary Public
My Commission Expires:

JONATHAN HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jordan Robert Lynch and Mary Wilmot Lynch 1007 Percy Warner Blvd Nashville TN 37205	new owners	Tax Parcel ID No. 129 12 0 059.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jason Bynum and Shai Bynum, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jordan R Lynch and Mary W Lynch, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 262, SECTION 1, WARNER PARK VALLEY, as shown on plat of record in Plat Book 3600, Pages 12-14, 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 Jason Bynum and Shai Bynum, Husband and Wife by Warranty Deed from Brent Keally, married, recorded on the 28th day of June, 2013 in Instrument No. 20130628-0066991, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 1, WARNER PARK VALLEY, as recorded in Plat Book 3600, Page(s) 12-14.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 3466, Page 89; Book 3577, Page 511 and Book 3702, Page 465.

This is improved property located at 1007 Percy Warner Blvd Nashville TN 37205

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-YPES-191007

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple; has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 8th day of July, 2019.

Jason Bynum

Shai Bynum by Jason Bynum as Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jason Bynum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Shai Bynum and that he is authorized by Shai Bynum to execute this instrument on her behalf.

Witness my hand, at office, this 8th day of July, 2019.

Notary Public
My Commission Expires: _____

