Karen Johnson Davidson County
Batch# 265073 DEEDWARR
08/01/2019 09:28:16 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20190801-0075872

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

CRT File No. 190721821

Return to:
Evans Petree PC
1715 Aaron Brenner Dr. #800
Memphis, TN 38120

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: ~~$400,000.00~~

Affiant

Subscribed and sworn to before me, this30th day of July, 2019.

Notary Public
My Commission Expires: _____

LISA SISSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
My Comm. Expires January 20, 2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Henry Gordon Wynn, III 3180 Millington Road Memphis, TN 38127	New Owner	Tax Parcel ID No. Part of : 083 10 0 122.00

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, **Daniel Sloss, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Henry Gordon Wynn, III,*** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows: * unmarried

Lot 49 and 50, McEwen Place, as shown on plat of record in Plat Book 332, Page 133, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land.

Being the same property conveyed to Daniel Sloss, a married man by Warranty Deed of record at Instrument No. 20190206-0011438 dated January 24th, 2019 and recorded February 6th, 2019 in the Register's Office of Davidson County, Tennessee.

Subject property is not, nor has it ever been, Grantor's marital residence.

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.

Davidson County taxes for the year 2019, a lien, not yet due or payable.

Subdivision restrictions, building lines and easements of record in Plat Book 332, Page 13, in the Register's Office of Davidson County, Tennessee.

Asphalt driveway along Lot 49 serving adjoining property.

Concrete Pad encroaching along the line of Lot 49.

Chain link fence traverses along and over the property line of Lot 50.

All matters shown on survey prepared by JMC Surveying and Mapping, Drawing Number 17-2038-01.

This is property located at 413 Bushnell Street Nashville, TN 37206

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 24 day of July, 2019.

Daniel Sloss

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Daniel Sloss, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24 day of July, 2019.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES APR 7, 2021