Karen Johnson Davidson County
Batch# 294537 DEEDWARR
10/02/2019 09:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,494.80
20191002-0100421

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO: FHTS# 2019090742

Birthright Title Agency
405 Two Mile Pike, Suite B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Diane Lewis & Lillian Nichole Syracuse 3900 Ivy Drive Nashville, TN 37216	New Owner	073-01-0-229.00

WARRANTY DEED

THIS INDENTURE, made this 30th day of September, 2019 between **JUSTIN WYNNS** and wife, **KATHRYN WYNNS**, residents of Davidson County, Tennessee (collectively "Grantor") and **DIANE LEWIS**, an unmarried woman, and **LILLIAN NICHOLE SYRACUSE**, an unmarried woman, as joint tenants, residents of Davidson County, Tennessee (collectively "Grantee"),

FOR AND IN CONSIDERATION OF $1.00 and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, the Grantor has this day bargained, sold, transferred, and conveyed and by these presents does bargain, sell, transfer and convey unto the Grantee the following said real property, 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 Plat Book 1835, Page 103, in the Register's Office for Davidson County, Tennessee. 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 Justin Wynns and Kathryn Wynns by Warranty deed from Roberta C. White of record in Instrument No. 20190405-0030947 Register's Office for Davidson County, Tennessee, dated April 03, 2019 and recorded on April 05, 2019.

NO NEW BOUNDARY SURVEY WAS DONE AT TIME OF CONVEYANCE.

THIS CONVEYANCE IS SUBJECT to all applicable restrictions, easements, set-back lines, and other conditions shown of record in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT to Davidson County, Tennessee taxes for the current year, which are prorated between the parties hereto.

With the hereditaments and appurtenances thereunto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** aforesaid real estate to the Grantee, their successors and assigns in fee simple forever.

Grantor covenants that Grantor, for Grantor and for Grantor's heirs, executors and administrators, is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against lawful claims of all persons whomsoever.

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 hereunder set Grantor's hand and seal as of the date first recited above.

JUSTIN WYNNS

KATHRYN WYNNS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th of September, 2019, before me personally appeared Justin Wynns and Kathryn Wynns, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: Mary Birthright

Commission expires: 7-3-23

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$404,000.00**, which amount is equal to or greater than the amount which property transferred would command at a fair and voluntary sale.

Affiant/Grantee

Subscribed and sworn to before me this 30th day of September, 2019.

Notary Public
My commission expires: 12/15/21

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CHRIS MULE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)