WARRANTY DEED	Karen Johnson Davidson County Batch# 478127 DEEDWARR 09/17/2020 03:08:30 PM 4 pgs Fees: $23.00 Taxes: $1,590.63 20200917-0106840	
Address New Owners as:	**Tax Bill To:**	**Map / Parcel**
Mark Stephen Wynn Susan Wynn 33397 Washington St. Lake Elsinore, CA 92530	FirstBank 318 Seaboard Lane Ste. 205 Franklin, TN 37067	052-06-0-064.00
This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **The Mettle Group LLC, a Tennessee Limited Liability Company,** (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto, **Mark Stephen Wynn and Susan Wynn, husband and wife,** (The "Grantees"), Grantees' heirs and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 21 on the Map of Madison Heights Subdivision, Section I, as of record in Book 1424, Page 6, Register's Office for said County.

Said Lot No. 21 fronts 100 feet on the easterly side of Florence Avenue and runs back 420 feet on the northerly line and 430 feet on the southerly line, to a deed line, measuring 100.5 feet thereon.

Being the same property conveyed to The Mettle Group LLC, a Limited Liability Company, by deed from Tara B. Templeton, single, and Joseph T. Hensley, a widower, Heirs-at-Law of Pressley Templeton, deceased, of record in Instrument Number 20190226-0017232.

This is improved property known as 713 Florence Circle, Madison, TN 37115.

This conveyance is subject to the following:

1. Taxes for 2020 and subsequent years, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 1424, Page 6, Register's Office for Davidson County, Tennessee.
3. Restriction of record in Book 1049, Page 524, and in Book 1469, Page 223, in the Register's Office for Davidson County, Tennessee, but omitting and restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater for this transfer is $429,900.00

Affiant

Subscribed and sworn to before me this 8th day of September, 2020.

Notary Public

My Commission Expires: 11-26-22

VICKY W. MCMILLEN STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY

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

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 8th day of September, 2020.

The Mettle Group LLC

By Auvergne Dantignac

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 4th day of Sept, in the year 2020, before me the undersigned, personally appeared **Auvergne Dantignac,** personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that he is the managing member of **The Mettle Group LLC, a Tennessee Limited Liability Company**, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said Limited Liability Company for the purpose therein contained as Managing Member

My Commission Expires: 11-26-22

Notary Public

VICKY W. MCMILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

True Copy Certification

I, Lori Patterson, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jackie Rudolph, a notary public for this county and state, Lori Patterson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 02/11/2024

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON