WARRANTY DEED

Karen Johnson Davidson County
Batch# 773121 **DEEDWARR**
12/13/2021 01:34:00 PM 2 pgs
Fees: $13.00 Taxes: $2,960.00

20211213-0164768

File No.: RES-21-757A-S

STATE OF TENNESSEE
COUNTY OF DAVIDSON

SANYA LABOGAST NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of December, 2021.

Notary Public

MY COMMISSION EXPIRES: 8/20/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jessica N. Wynn and Robert Wynn	New Owner	105 06 0O 002.00 CO
(NAME)	(NAME)	
757-A Lynwood Avenue Nashville, TN 37203		
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, 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, **LYNWOOD ROW II, GP, A TENNESSEE GENERAL PARTNERSHIP**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **JESSICA N. WYNN, A SINGLE WOMAN AND ROBERT WYNN, A MARRIED MAN, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit B established pursuant to the Declaration of Covenants, Conditions and Restrictions for Homes at 757 Lynwood Avenue, a Horizontal Property Regime, of record in Instrument No. 20181120-0114415, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Lynwood Row II, GP, a Tennessee General Partnership, by Warranty Deed from James E. Chatman and Vera A. Stevens Chatman, husband and wife, dated November 15, 2017, recorded November 20, 2017, in Instrument No. 20171120-0119149, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 757-A Lynwood Avenue, (Unit B), Nashville, TN 37203
(House Number) (Street) (City or Town) (State) (Postal Zip)

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 GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 1st day of December, 2021

Lynwood Row II, GP, a Tennessee general partnership

By: _____
Adam G. LaFevor, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of December, 2021, before me personally appeared Adam G. LaFevor, Partner of Lynwood Row II, GP, a Tennessee general partnership, 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's (or persons') free act and deed.

Witness my hand, at office, this 1st day of December, 2021.

Kim D. Bennett
Notary Signature
My commission expires: 5/9/23

KIM D. BENNETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:

Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210
(615) 515-7171