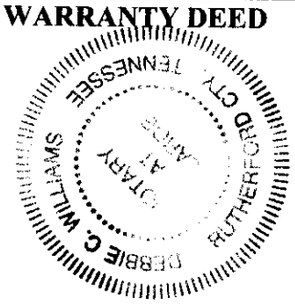
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,900.00

Elaine Kay Heard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF FEBRUARY, 2003.

Notary Public

MY COMMISSION EXPIRES: 3-20-05
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/11/03 14:49 2pgs
Fees:13.00 Taxes:813.63

20030311-0032314

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
613 Potomac Place, Suite #205
Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elaine Kay Heard	Elaine Kay Heard	Map: 05-0-B
(NAME)	(NAME)	
220 Sterling Oaks Place	Same	Parcel: 109
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Carl E. Medlin Jr., married , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elaine Kay Heard, unmarried and Danny J. Kerr, unmarried as Joint tenants** , HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 41 on the Plan of Sterling Oaks, Phase II, as of record in Plat Book 11190, Page 141, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Carl E. Medlin Jr., an Unmarried Man, now Carl E. Medlin, Jr., married by deed from Pulte Homes Tennessee L.P. of record in Instrument No. 200005310053933, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth per Plat Book 11190, Page 141, Register's Office of said County.

Restrictive Covenants of record in Book 10951, Page 547 and Book 11514, Page 959, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Book 10951, Page 540, Register's Office for said County.

Easements of record in Book 4600, Page 99 and Book 7250, Page 755, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

Sherry D. Medlin joins in this conveyance to convey any and all rights she may have in this property.

unimproved ☐

This is improved ☒ property, known as 220 Sterling Oaks Place, Brentwood, TN 37027

(House Number) (Street) (P.O. Address) (City or Town) (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 GRANTEES 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 GRANTEES, 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 26th day of February, 2003.

Carl E. Medlin Jr.

Sherry D. Medlin

STATE of Tennessee
COUNTY of Rutherford

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Carl E. Medlin, Jr. and, Sherry D. Medlin the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 2/26/2003

My Commission Expires: 3 2005

Notary Public

DEBBIE C. WILLIAMS NOTARY

File Number2302480
RETURN TO:
Cumberland Title Company
613 Potomac Place, Suite#205
Smyrna, TN 37167