Davidson County DEEDWARR
Recvd: 04/29/08 13:36 2 pg
Fees:13.00 Taxes:529.10
20080429-0043660

WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201 (615) 353.0930		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: Craig Medlin 4106 Idaho Avenue Nashville, TN 37209	SEND TAX BILLS TO: SAME	MAP-PARCEL NUMBERS: 10304026700

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is acknowledged, I

CHRIS THOENY

HEREINAFTER called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto

CRAIG MEDLIN

HEREINAFTER called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Located in Davidson County, Tennessee, described as follows:

BEING Lot No. 12 on the Plan of Charlotte Avenue Church of Christ Additions to West Nashville, as of record in Plat Book 547, Page 199, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Chris Thoeny by Substitute Trustee's Deed from Bryan Cardwell, Vice-President for Trustee Management Company as Successor Trustee, of record as Instrument No. 20080417-0039123, Register's Office for Davidson County, Tennessee.

This is improved (x) property known as **4106 Idaho Avenue, Nashville, Tennessee 37209.**

unimproved ( )

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said GRANTEE, his heirs and assigns, forever. And it does covenant with the said GRANTEE, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this the 25th day of April, 2008.

CHRIS THOENY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **CHRIS THOENY** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 25th day of April, 2008.

NOTARY PUBLIC
My Commission Expires: 10-19-08

RICK PILIPONIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $143,000.00.

AFFIANT

Sworn to and subscribed to before me this 25th day of April, 2008.

NOTARY PUBLIC
My Commission Expires: 10-19-08

RICK PILIPONIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY