File No. 290501132

WARRANTY DEED

Kimie Perry
State of Tennessee Notary Public
Wilson Co.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JULY, 2009.

Notary Public

MY COMMISSION EXPIRES: 6-5-12

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 07/24/09 15:59 3 pgs
Fees:18.00 Taxes:555.00
20090724-0069852

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Noah Charles Medcalf	Primary Residential Mortgage, Inc.	Map 075-03-0-067.00
(NAME)	(NAME)	
4460 Baton Rouge Dr.	4750 West Wiley Post Way #200	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Salt Lake City, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Patricia Harris Finley, a widow**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Noah Charles Medcalf and wife, Rachel Renay Medcalf**, hereinafter called the grantee(s), 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. 176 on the Plan of SECTION FOUR, TULIP GROVE, as shown by plat of record in Plat Book 4175, Page 12, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to James N. Finley Sr. and wife, Patricia Harris Finley by Warranty Deed dated August 27, 1970, from Fischer and Short Construction Company, Inc. and filed for record on August 28, 1970, in Book 4441, Page 771, Register's Office for said County. The said James N. Finley, Sr. having since died leaving Patricia Harris Finley as sole owner.

Subject to all matters as set forth on the plat of record in Plat Book 4175, Page 12, Register's Office of said County.

Restrictive Covenants of record in Book 4228, Page 457, Register's Office of said County.

Taxes for the year 2009 and subsequent years, a lien, not yet due and payable. All prior years are paid.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 4460 Baton Rouge Dr., Hermitage, TN 37076
(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 GRANTEE(S), 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 hands this 17th day of July, 2009.

Patricia Harris Finley

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Patricia Harris Finley, a widow the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 17th day of July, 2009.

Commission expires: 6-5-12

Kimie Perry
State of Tennessee Notary Public
Wilson Co.

Notary Public

File Number: 290501132

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Certificate of Authenticity

I, Kimie Perry, 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.

Kimie Perry
Signature

State of IN

County of Wilson

Personally appeared before me, Mandy Alsup, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mandy Alsup
Notary's Signature

My Commission Expires: 5/14/2011.

Notary's Seal (If on paper)

