File No. 210060534

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100045957 DEEDWARR
Recvd: 07/27/10 13:09 2 pgs
Fees:13.00 Taxes:1350.50
20100727-0058887

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

Brenda Shelby
Affiant

JULIE A. ADAMS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JULY, 2010.

Julie A. Adams
Notary Public

M.Y. COMMISSION EXPIRES: 11/22/2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Medlin	F & M Bank	171120A03100CO
(NAME) 5552 Saddlewood Lane	(NAME) P.O. Box 451	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Clarksville, TN 37041	
(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, Ronnie G. Hendrix, a married man, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Jason Medlin and wife, Shannon Bullion-Medlin, 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:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Section One, Addition to Brelan Park at Saddlewood, of record in Book 7900, Page 788, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Ronnie G. Hendrix, a married man, by Deed from Federal National Mortgage Association aka Fannie Mae, dated April 30, 2008 and filed for record on May 6, 2008 in Instrument No. 20080506-0046647, Register's Office for Davidson County, Tennessee.

County of Davidson Taxes for the year 2010 and subsequent years, a lien not yet ascertainable, due or payable. Tax Parcel Identification No. 171120A03100CO.

All matters as set forth per Book 7900, Page 788, said Register's Office.

Restrictions of record in Book 8891, Page 850, Book 9462, Page 398, and Book 9480, Page 387, said Register's Office.

By-Laws of record in Book 8891, Page 869, said Register's Office.

Sanitary Sewer and/or Storm Drainage Easement of record in Book 7883, Page 311, said Register's Office.

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 5552 Saddlewood Lane, 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 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 21st day of July, 2010.

Ronnie G. Hendrix

Shirley Hendrix

*SHIRLEY HENDRIX JOINS IN THE INSTRUMENT TO CONVEY ANY AND ALL INTEREST SHE HAS IN SAID PROPERTY.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Ronnie G. Hendrix AND Shirley Hendrix, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 7/21/2010.

Witness my hand at office this 21st day of July, 2010.

Commission expires:

9/23/13

Notary Public

File Number: 210060534

RETURN TO:

Sidwell Title
5107 Maryland Way
Brentwood, TN 37027

DONALD R. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY