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MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

BILL GARRETT, Davidson County
Trans:T20120000955 DEEDWARR
Recvd: 01/05/12 10:29 2 pgs
Fees:13.00 Taxes:253.45
20120105-0001096

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of December, 2011.

Notary Public

MY COMMISSION EXPIRES: 9-23-13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 695 President Place, Ste 202, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Glenna Elaine Kuhlman	Keith Logan	162-16-0-019.00
(NAME)	(NAME)	
1213 Clubhouse Lane	237 Circle View Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Franklin, TN 37067	
(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, Florena Medell, Unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Glenna Elaine Kuhlman, a Single Woman**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 28A, on the Plan of Lots 21 thru 31, Zone Lot Division, Hickory Park Villas, as shown by plat appearing of record in Plat Book 6250, Page 314, amending Plat Book 5800, Page 191, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Sven Medell and wife, Florena Medell by QuitClaim Deed dated October 8, 1992, from Florena Medell, and filed for record on October 8, 1992, in Book 8753, Page 148, Register's Office for Davidson County, Tennessee. **The said Sven Medell having since died on June 21, 2011, leaving all rights and interest in said property to Florena Medell.**

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

This conveyance is subject to Restrictive Covenants of record in Book 6815, page 800, Register's Office for Davidson County, Tennessee.

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 1213 Clubhouse Lane, Antioch, TN 37013

File No.: 01291-1401
SMG TN Warranty Deed

(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/or 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/or 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 hand this 30th day of December, 2011.

Florena Medell

Florena Medell

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 Florena Medell, 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 and Official seal this 30th day of December, 2011.

Tammy McCauley

Notary Public
My Commission Expires: 10-19-11

Tammy McCauley
State of Tennessee Notary Public
Rutherford Co., TN

RETURN TO:
Stewart Title Company Tennessee Division
695 President Place, Ste 202
Smyrna, TN 37167