WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/22/12 15:54 3 pgs
Fees:18.00 Taxes:382.88
20120822-0075676

STATE OF Tennessee
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,480.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of August, 2012.

Notary Public

MY COMMISSION EXPIRES: 3/2/15
(AFFIX SEAL)

JANET L. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Steve Delaney	NEW OWNER	087050A03900CO
(NAME)	(NAME)	
1104 Sydney Terrace		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		
(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, we, **Luke Medcalf and Nicole Medcalf, husband and wife**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto Steve Delaney, married, 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 Lot No. 39, Final Plat of Farmingham Woods, Phase I, as of record in Plat Book 7900, Page 228, 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 Luke Medcalf, an unmarried man by Deed from Albert T. Stevens, III and wife, Carolyn Clifton Stevens, dated 06/16/2005 and filed for record on 06/20/2005 in Instrument 200506200070087, Register's Office for Davidson County, Tennessee.

Nicole Medcalf joins in this conveyance to convey any and all rights she may have in this property.

This conveyance is subject to (1) All matters as set forth per Plat Book 7900, Page 173, Plat Book 7900, Page 228, (2) Restrictions of record in Book 8238, Page 176, said Register's Office. Said restrictions were amended in Book 8351, Page 533 and Book 8447, Page 635, (3) Storm Water Detention Agreement of record in Book 8199, Page 852, (4) Charter of record in Book 8245, Page 768, (5) Quitclaim Deed to The Homeowner's Association of record in Book 8245, Page 772, and (6) Quitclaim Deed to The Homeowner's Association of record in Book 8310, Page 341, 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 4028 Farmingham Woods Drive, 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/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 27th day of June, 2012.

Luke Medcalf

Nicole Medcalf

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 **Luke Medcalf**, 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 27TH day of JUNE 2012.

Notary Public
My Commission Expires: JAN 15 2015

CHARLES NIEMI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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 **Nicole Medcalf**, 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 27TH day of JUNE 2012.

Notary Public
My Commission Expires: JAN 15 2015

CHARLES NIEMI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

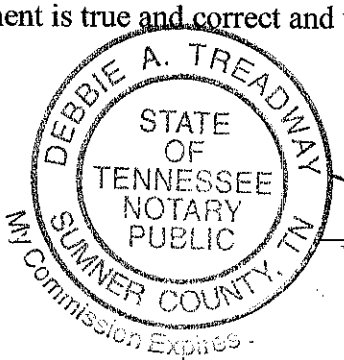
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Debbie Treadway, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Debbie A. Treadway

Notary Public

(SEAL)

My Commission Expires: 4/23/2013