File No. 121102

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF OCTOBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 8/16/14

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20120080348 DEEDWARR
Recvd: 10/23/12 11:02 2 pgs
Fees: 13.00 Taxes: 1332.00
20121023-0096983

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jon C. Hoscheit Jr.	Same address	171-12-0A-031.00
(NAME)	(NAME)	
5552 Saddlewood Lane	as new Owner	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jason Medlin and Shannon Bullion-Medlin, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jon C. Hoscheit Jr., a married man, HEREINAFTER CALLED THE GRANTEES, 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 Jason Medlin and wife, Shannon Bullion-Medlin by deed from Ronnie G. Hendrix, dated 7/21/10 and recorded on 7/27/10 in Instrument No: 20100727-0058887, Register's Office, Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Book 8891, page 850, and as amended in Book 9462, Page 398, and as amended and restated in Book 9480, Page 387, and as amended in Book 9670, Page 494, said Register's Office.

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

HOA Charter of record in Book 9462, Page 547, said Register's Office.

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

unimproved ☐

This is improved ☒ property, known as 5552 Saddlewood Lane, Brentwood, TN 37027

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No. 121102

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 18th day of October, 2012.

Jason Medlin

Shannon Bullion-Medlin

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jason Medlin and Shannon Bullion-Medlin, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of October, 2012.

Commission expires:

Notary Public

