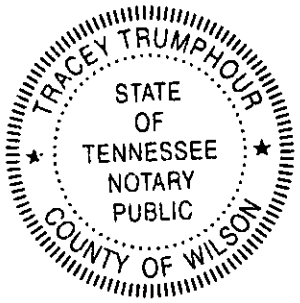
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of August, 2013.

Notary Public

MY COMMISSION EXPIRES: 9.2.2013

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Patrick S. Jones | Mortgage Investors Group | 087-01-O-038.00 |
| (NAME) | (NAME) | |
| 216 Horn Springs Road | 8320 E Walker Springs Ln, Ste 200 | |
| (ADDRESS) | (ADDRESS) | |
| Lebanon, TN 38087 | Knoxville, TN 37923 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

BILL GARRETT, Davidson County
Trans:T20130071427 DEEDWARR
Recvd: 08/19/13 14:19 2 pgs
Fees:13.00 Taxes:943.50
20130819-0087078

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, **Earlleen P. Medlin and husband,Wallace E. Medlin**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Patrick S. Jones an unmarried man and Brittany Peek, an unmarried 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. 5, on the plan of First Revision, Cole's Retreat, of record in Instrument 200503030023637, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Earlleen P. Medlin by Deed from Wallace E. Medlin, dated 09/01/2011 and filed for record on 10/25/2011 in Instrument 201110250083003, Register's Office for Davidson County, Tennessee.

All matters as set forth per Instrument 200503030023637, said Register's Office.

Storm water Detention Agreement of record in Instrument 200210160127133, 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 944 Wonderland Pass, Hermitage, TN 37076-1768
(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 14th day of August, 2013.

Earlleen P Medlin
Earlleen P. Medlin

Wallace E Medlin By
Earlleen P Medlin, His Attorney in Fact
Wallace E. Medlin By: Earlleen P. Medlin, His Attorney in Fact

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 Earleen P. Medlin, 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 14th day of August, 2013.

Tracey Trumphour
Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

State of TN
County of Wilson

On this 14th day of August, 2013, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Earlleen P. Medlin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Wallace E. Medlin, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20130819-0087077, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 14th day of August, 2013

Tracey Trumphour
Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**13026 Lebanon Road, Ste 100**
**Mt Juliet, TN 37122**