WARRANTY DEED

RETURN TO
Stewart Title Company
13026 Lebanon Rd., Suite 100
Mt. Juliet, TN 37122
FILE#01288-14205

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August, 2013

Notary Public:

MY COMMISSION EXPIRES: 9-2-13
(AFFIX SEAL)

MORGAN SULCER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Earlleen Medlin	Plaza Home Mortgage	Parcel ID:
706 Blue Brick Place	5090 Shorehame Pl. Ste. 206	064120A70600
Hermitage, TN 37076	San Diego, CA 92122	

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

Anita McMahon and Sheila Cunningham, both married, Heirs of the Estate of Jewel Dean Simmons

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Earlleen Medlin and Wallace E. Medlin, wife and husband

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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 706 on the plan of Section 2, Fox Run Condominiums, of record in Book 5200, Page 148, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said unit.

BEING the same property conveyed to Jewel Dean Simmons by deed from Ruby M. Panzera, of record in Book 10164, Page 516, dated August 22, 1996, Register's Office for said County. The said Jewel Dean Simmons died intestate on June 29, 2012, leaving as her only heirs at law the Grantors herein. Reference is also made to an Affidavit of Heirship of record in Instrument 20120725-0065349, said Register's Office.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 5535, Page 713; Book 5895, Page 516; Book 5936, Page 301; Book 6370, Page 817; and Instrument 201206200053936, said Register's Office.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 5200, Page 148, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 706 Blue Brick Place, Hermitage, TN 37076

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 15th day of August, 2013.

Anita McMahon

Sheila Cunningham

BILL GARRETT, Davidson County
Trans:T20130071436 DEEDWARR
Recvd: 08/19/13 14:25 2 pgs
Fees:13.00 Taxes:499.50

20130819-0087113

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anita McMahon and Sheila Cunningham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of August, 2013.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY, TENN.