WARRANTY DEED

File #14004

BILL GARRETT, Davidson County
Trans:T20140047791 DEEDWARR
Recvd: 07/03/14 13:44 2 pgs
Fees:13.00 Taxes:1110.00

20140703-0059006

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25TH DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 9/21/2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aaron J. Dorn	New Owner	-161-05-0-027.00
(NAME)	(NAME)	
5416 Bradfield Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Walter R. Woods, Trustee of the Marion R. Medley Living Trust Agreement dated 9/8/2011.**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Aaron J. Dorn and wife, Erin Leigh Dorn,** 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. 58 on the Plan of Hillview Estates of record in Plat Book 3600, Page 89, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to The Raymond H. Medley, Jr. and Marion R. Medley Revocable Living Trust, through Raymond H. Medley, Jr. and Marion R. Medley, Trustees by deed from Raymond H. Medley, Jr. and Marion R. Medley of record in Instrument No. 20010814-0087612, Register's Office for Davidson County, Tennessee, dated August 14, 2001 and recorded on August 14, 2001. The Raymond H. Medley, Jr., co-trustee predeceased his wife and co-trustee, Marion R. Medley, on January 12, 2005.

Being the same property conveyed to Trustee of the Marion R. Medley Living Trust Agreement by deed from Marion R. Medley, Trustee of the Raymond H. Medley , Jr. and Marion R. Medley Revocable Living Trust of record in Instrument No. 20130220-0017019, Register's Office for Davidson County, Tennessee, dated September 08, 2011 and recorded on February 20, 2013. See also Memorandum of Trust recorded in Instrument No. 20130220-0017017, dated September 8, 2011, recorded February 20, 2013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; (2) any and all applicable governmental and/or zoning regulations; (3) All matters shown on the Plan of record in Plat Book 3600, Page 89 and Restrictions of record in Book 3836, Page 719, in the Register's Office for Davidson County, Tennessee,

unimproved ☐
This is improved ☒ property, known as 5416 Bradfield Drive, Nashville, TN 37220
(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 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 my hand this 25th day of June, 2014.

Marion R. Medley Living Trust Agreement dated 9/8/2011.

BY: _____

Walter R. Woods, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned notary public, Walter R. Woods with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of the Marion R. Medley Living Trust Agreement dated 9/8/2011, and who further acknowledges that he is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

WITNESS my hand and seal this 25th day of June, 2014.

_____
Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:

9-5-2016

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027