WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,200.00

Judith A. Medford
Affiant

Subscribed and sworn to before me, this 25th day of July, 2014

Notary Public

MY COMMISSION EXPIRES: 6/21/16
(AFFIX SEAL)

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20140054809 DEEDWARR
Recvd: 07/29/14 14:13 2 pgs
Fees:13.00 Taxes:2035.74
20140729-0067412

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward W. Karrels	Edward W. Karrels	131-06-0F
(NAME)	(NAME)	(MAP)
1653 Hwy 30A, Unit 2121	115 Gardengate Dr., #oncc	042.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Santa Rosa Beach, FL 32459	Franklin, TN 37069	
(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 consideration, the receipt of which is hereby acknowledged, I/we, Judith A. Medford, married, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Edward W. Karrels, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 42 on the a Plat of a Resubdivision of Lot. 2, Tract II, Burton Hills and an Addition to The Village of Abbeywood of record in Plat Book 7900, Pages 967 and 968 , 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 Mark O. Medford and wife, Judith A. Medford, by Deed from Martin Construction Company, a Tennessee corporation and Bruce D. Zeitlin, married, of record as Book 10395, Page 594, dated March 28, 1997, recorded March 31, 2007, in the Register's Office for Davidson County, Tennessee, (Value of consideration shown in aforementioned deed $439,000.00.); and further

Being the same property conveyed to Judith A. Medford by Quitclaim Deed from Mark O. Medford of record in Instrument No. 20020904-0106799 Register's Office for Davidson County, Tennessee, dated August 30, 2002 and recorded on September 4, 2002. (Value of consideration shown in aforementioned deed $0.00.)

Being also known as 129 Abbeywood Drive, Nashville, TN 37215.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 129 Abbeywood Drive, Nashville, Tennessee 37215

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/our hand(s) this 25th day of July, 2014.

Judith A. Medford

Mark O. Medford

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Judith A. Medford and Mark O. Medford with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 25th day of July, 2014.

Notary Public

My Commission Expires: 6/21/16