BOX 10-A

BILL GARRETT, Davidson County
Trans:T20150012028 DEEDWARR
Recvd: 02/18/15 14:56 2 pgs
Fees:13.00 Taxes:714.10
20150218-0014143

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of February, 2015. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Greenvue Title & Escrow, LLC, 2207 Crestmoor Road, Suite 101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas Medlin	SunTrust Mortgage, Inc.	133-13-0-111.00
(NAME)	(NAME)	
515 Inwood Drive	901 Semmes Ave, RVW 5023	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Richmond, VA 23224	
(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, Harry B. Johnson, Jr., Trustee of the Johnson Family Living Trust, Agreement dated August 29, 2012, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Thomas Ray Medlin and Katherine L. Medlin, husband and wife, 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(s) 53, as shown on the map entitled Abbay Hall, Sec. I, of record in Plat Book 2331, page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said lot fronts 78 feet on the southerly side of Inwood Drive and extends back 178.4 feet on the easterly side 179.1 feet on the westerly side, to a line in the rear and measures 70 feet thereon.

Being the same property conveyed to HARRY B. JOHNSON AND WIFE, ANN M. JOHNSON, by deed from LEWIS RAY SHARER AND WIFE, ORNETTA G. SHARER, of record in Book 4217, page 800, dated March 7, 1968, said Register's Office. Said conveyance was subject to a life estate held by WILHELMINE PFEIFFER, who has since died in May, 1985, terminating her life estate interest. HARRY B. JOHNSON AND WIFE, ANN M. JOHNSON conveyed their interest to HARRY B. JOHNSON, JR., TRUSTEE OF THE JOHNSON FAMILY LIVING TRUST AGREEMENT DATED AUGUST 29, 2012 by quitclaim deed of record in Instrument No. 20120928-0088813, dated August 29, 2012, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 515 Inwood Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 2014433
TN Warranty Deed Only Sell 1 Signing

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 13th day of February, 2015.

Harry B. Johnson, Jr. TRUSTEE

Harry B. Johnson, Jr., Trustee of the Johnson Family Living Trust Agreement dated August 29, 2012

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.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 13th day of February, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Harry B. Johnson, Jr., Trustee of the Johnson Family Living Trust Agreement dated August 29, 2012**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
11-3-2015

Notary Public,

