04435
book 13

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150042179 DEEDWARR
Recvd: 06/01/15 09:25 2 pgs
Fees: 13.00 Taxes: 462.13
20150601-0050145

BETH HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29 DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Donna Maria Waltz	Farmington Mortgage	163 04 0A 342.00
(NAME)	(NAME)	
3001 Hamilton Church Road, Unit 342	2002 Richard Jones Rd 300A	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Twenty-Four Thousand Nine Hundred And No/100 Dollars ($124,900.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Renee Mediamolle, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Donna Maria Waltz, unmarried**, hereinafter called the Grantee, her 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 Unit 342, Hamilton Crossings Townhomes, a Planned Unit Development, of record in Instrument No. 20040212-0016945, as amended in Instrument No. 20060206-0014793, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Renee Mediamolle, Unmarried by Warranty Deed from R.J. York Homes, LLC dated July 31, 2006 and recorded August 4, 2006 as Instrument No. 20060804-0095795, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3001 Hamilton Church Road, Unit 342, Antioch, TN 37013

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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, has 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 28th day of May, 2015.

Renee Mediamolle

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. Renee Mediamolle, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of May, 2015.

Notary Public

My Commission Expires: 3-25-18

(SEAL)

LAURIE M. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: FRN-151776