This Instrument Prepared By:
Athens Title & Escrow LLC
Michael J. Mills, Attorney at Law
5115 Maryland Way
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 12/02/15 11:31 3 pgs
Fees:18.00 Taxes:666.00
20151202-0121481

ADDRESS NEW OWNER:
Arnold Mednick
411 Bradford Green
Nashville, Tennessee 37221

SEND TAX BILL TO:
Owner

MORTGAGEE
Cash

MAP 142
GROUP 07 0 C
PARCEL 03100 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Ertie Gale Jetton, an unmarried woman and John L. Jetton, a married man and Janice M. Walker, a married woman,** hereinafter called the GRANTORS, has bargained and sold, and by these presents, does hereby transfer and convey unto **Arnold Lewis Mednick, unmarried, and Carleen Cunio, married, as joint tenants with right of survivorship,** hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 31 on the plan of Ashley Green, as described on Exhibit "C" to the Master Deed and Bylaws, of record in Book 7184, Page 112, Register's Office for said County, and to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Ertie Gale Jetton, John Lee Jetton and Janice M. Walker by deed from Grover C. Jetton and wife, Eva N. Jetton, dated February 8, 2014, of record in Instrument No 20150729-0074682, Register's Office for said County.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 7184, page 112, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 411 Bradford Green, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Arnold Lewis Mednick, unmarried, and Carleen Cunio, married, as joint tenants with right of survivorship, his heirs and assigns, forever, and, GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTORS do further covenant and bind themselves, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 the 30th day of November, 2015.

Ertie Gale Jetton

John L. Jetton

Janice M. Walker

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Ertie Gale Jetton, John L. Jetton and Janice M. Walker, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of November, 2015.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $180,000.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of November, 2015.

NOTARY PUBLIC
My Commission Expires: 2-25-19

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael J. Mills, attorney at law

State of Tennessee:
County of Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Notary Public James C. Smith
My Commission Expires: February 25, 2019

