BILL GARRETT, Davidson County
Trans:T20160042557 DEEDWARR
Recvd: 05/20/16 12:43 2 pgs
Fees:13.00 Taxes:1591.00

20160520-0050835

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $430,000.00.

Affiant

Subscribed and sworn to before me this 6th day of May, 2016.

D. SHAYNE ADAIR
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires 06/24/16

16-0006

Address of New Owner:	Send Tax Bills to:	Tax Information:
Thomas R. Medlin, III	First National Bank of Middle Tennessee	104-01-0
408 A Saint Francis Avenue	200 East Main Street	462.00
Nashville, TN 37205	McMinnville, TN 37110	

WARRANTY DEED

For and in 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, we

Jenkins Development Company, LLC and Kyle Felts, as joint tenants in common,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Thomas R. Medlin, III and wife, Katherine L. Medlin,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 40, on the Plan of West End Park Terrace, as of record in Book 547, Page 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kyle Felts and Jenkins Development Company, LLC as tenants in common, by Quitclaim Deeds from Jenkins Development Company, LLC dated May 5, 2016, of record in Instrument No. 20160505-0044756, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Jenkins Development Company, LLC, by Quitclaim Deed from Jenkins Development Company, LLC, dated September 9, 2015 of record in Instrument No. 20150909-0091703, Register's Office for Davidson County, Tennessee.

Further being a portion of the same property conveyed to Jenkins Development by Warranty Deed from Travis A. Waters and Whitney G. Waters, dated September 9, 2015 of record in Instrument No. 20150909-0091591, consideration of $250,000.00, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **408 A Saint Francis Avenue, Nashville, TN 37205.**

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 our hands this 6th day of May, 2016.

Jenkins Development Company, LLC

Billy Joel Jenkins, Member

Kyle Felts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Billy Joel Jenkins,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Member** of **Jenkins Development company, LLC,** a Tennessee limited liability company, and that he is authorized by **Jenkins Development Company, LLC** to execute this instrument on its behalf.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of May, 2016.

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

D. Shayne Adair, Notary Public
State of Tennessee at Large
My Commission Expires: 06/24/18

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Kyle Felts,** the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of May, 2016.

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

D. Shayne Adair, Notary Public
State of Tennessee at Large
My Commission Expires: 06/24/18