WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160046790 DEEDWARR
Recvd: 06/03/16 08:54 2 pgs
Fees: 13.00 Taxes: 924.63

20160603-0055945

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE DANA DELWORTH

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mehta Associates of TN, LLC	NEW OWNER	172 12 0A 128.00
(NAME)	(NAME)	
867 W. Homestead Road		
(ADDRESS)	(ADDRESS)	
Sunnyvale, CA 94087		
(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 considerations, the receipt of which is hereby acknowledged, we, **Sherri Lynn Trussell Medlin , FKA Sherri Lynn Trussell and husband, Timothy Reid Medlin**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Mehta Associates of TN, LLC**, hereinafter called the GRANTEE(S), 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 all of Lot 100 on the Plan of Section Nine, Bradford Hills, R-15 Residential P.U.D., of record in Plat Book 7900, Page 6, amended in Book 7900, Page 414, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sherri Lynn Trussell and Timothy Reid Medlin by Warranty Deed from Robert M. Wooten, III and wife, Megan L. Wooten, dated 04/28/2006, recorded 05/09/2006 of record in Instrument No. 20060509-0054541, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2016 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 7900, Page 6, amended in Book 7900, Page 414, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 8681, Page 252, By-Laws of record in Book 8071, Page 531, Charter and Articles of Incorporation of record in Book 8071, Page 520, in the Register's Office for Davidson County, Tennessee.
Easement contained in Warranty Deed of record in Book 1113, Page 606, in the Register's Office for Davidson County, Tennessee.
Terms and Requirement of Metropolitan Government of record in Book 5656, Page 67, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book

7690, Page 260, in the Register's Office for Davidson County, Tennessee.
Deed of Conveyance of record in Book 8377, Page 769, Book 8377, Page 808, in the Register's Office for Davidson County, Tennessee.
Quitclaim Deed of record in Book 9779, Page 672, in the Register's Office for Davidson County, Tennessee.

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.

unimproved ☐

This is improved ☑ property, known as 217 Burgandy Hill, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 31st day of May, 2016.

Sherri Lynn Trussell Medlin

Timothy Reid Medlin

State of Tennessee
County of Williamson

Personally appeared before me Sherri Lynn Trussell Medlin and Timothy Reid Medlin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of May, 2016.

Notary Public
My Commission Expires: 8/27/17

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

DONALD R. BARRETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY