WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

K CLOYD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES: 7-1-20 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/08/16 10:17 2 pgs
Fees:13.00 Taxes:1480.00
20160808-0081954

G-TG-16-936-T

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael Sullivan Builders, GP and Owasso Development, LLC	Same As New Owner	
(NAME) ~~936 Southside Place~~ 1024 Caitlin Trail	(NAME)	105-02-0-488.00
(ADDRESS) ~~Nashville, TN 37203-4713~~ Smyrna TN 37167	(ADDRESS)	
(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 consideration, the receipt of which is hereby acknowledged, **PAT MEDLEY AND WIFE, KAREN MEDLEY AND WHITNEY BECHTEL, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL SULLIVAN BUILDERS, GP AND OWASSO DEVELOPMENT, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Section One Hundred, Edgehill Estates of record in Plat Book 4860, Page 25, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Pat Medley and wife, Karen Medley and Whitney Medley, unmarried by Warranty deed from Jan Baker Pass and Minna Cook Gioia of record in Instrument No. 20080421-0040305 Register's Office for Davidson County, Tennessee, dated April 18, 2008 and recorded on April 21, 2008.

Whitney Medley having since married and is now known as Whitney Bechtel. The above property has never been the principal martial residence for Whitney Bechtel.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4860, Page 25, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4220, Page 723 and Book 6236, Page 263, Register's Office for Davidson County, Tennessee.
- Charter of Homeowners Association of record in Book 7526, Page 624, in the Register's Office for Davidson County, Tennessee.
- Restriction set out in deed of record in Book 7191, Page 561, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **936 Southside Place , Nashville, Tennessee 37203-4713**.

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), their heirs and 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), 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/our hand(s) this the 3rd DAY OF AUGUST, 2016.

Pat Medley by Whitney Bechtel, Attorney in fact
Pat Medley by Whitney Bechtel,
Attorney in Fact

Karen Medley by Whitney Bechtel, her attorney in fact
Karen Medley by Whitney Bechtel,
Attorney in Fact

Whitney Bechtel
Whitney Bechtel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Whitney Bechtel, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of PAT MEDLEY AND KAREN MEDLEY, and who acknowledged she executed the same as the free act and deed of the said PAT MEDLEY AND KAREN MEDLEY.

Witness my hand and official seal, this the 29th of July, 2016.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WHITNEY BECHTEL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of July, 2016.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Yvette Meldrum, 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: 7-5-16

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON