BILL GARRETT, Davidson County
Trans:T20160070934 DEEDWARR
Recvd: 08/16/16 09:25 2 pgs
Fees:13.00 Taxes:1417.10
20160816-0085173

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $383,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 12TH DAY OF AUGUST, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3-15-20

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 16-8409 GEORGIEVA JV

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Ivelin Georgiev and Margita Georgieva	New Owner	171-03-0A-052.00 CO
4837 Manassas Drive		
Brentwood, TN 37027		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

PAUL M. MEDLEY, AND WIFE, KRISTIN HESS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

IVELIN GEORGIEV , AND WIFE, MARGITA GEORGIEVA

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 4837 Manassas Drive, Brentwood, TN 37027

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/or 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/or 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 hand on the 12th day of August, 2016.

Paul M. Medley

Kristin Hess by Paul M. Medley, attorney-in-fact

Kristin Hess by Paul M. Medley, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 12th day of August, 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Paul M. Medley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Kristin Hess for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Kristin Hess.

Witness my hand and official seal at Franklin, Tennessee.

Notary Public
My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Franklin, Tennessee, this 12th day of August, 2016.

Notary Public
My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 175, SECTION 2, FREDERICKSBURG, as shown on plat of record in Plat Book 7900, Page 509 and Plat Book 7900, Page 640, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Theresa C. Medley to Paul M. Medley, as recorded on the 19th day of October, 2009 in Instrument No. 20091019-0096435 and Warranty Deed from John Michael Scheer and wife, Carole Regina Scheer to Paul M. Medley and wife, Theresa C. Medley, as recorded on the 13th day of November, 2003 in Instrument No. 20031113-0165878, as re-recorded at Instrument No. 20040116-0006641, in the Register's Office of Davidson County, Tennessee.

This instrument is being executed on behalf of Kristen Hess pursuant to a power of attorney executed by the same on _____, and being filed for in Instrument # 20160816-0085172, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 2, FREDERICKSBURG, as recorded in Plat Book 7900, Page(s) 509, amended in Plat Book 7900, Page 640, Amenities Area recorded in Plat Book 7900, Page 807, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 8920, Page 65, Book 7798, Page 843, Book 9500, Page 393, Book 9860, Page 840 and Book 10694, Page 541, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of by-Laws recorded in Book 8920, Page 45, amended in Book 10694, Page 539.

f. Charter of Fredericksburg Homeowners Association recorded in Book 8920, Page 40.

g. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as set forth in instrument recorded in Book 7993, Page 269.

h. Conveyance of Amenities Area recorded in Book 9443, Page 538.

i. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

j. Property taxes for the current year.