Davidson County DEEDWARR
Recvd: 08/07/17 14:44 2 pgs
Fees:13.00 Taxes:754.80
20170807-0080694

WARRANTY DEED

AMY K FRYE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 12-20-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of August 2017

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Robert C. Bishop and Vicki Lynn Bishop	Peoples Home Equity, Inc.	075 03 0 067.00
(NAME)	(NAME)	
4460 Baton Rouge Dr.	5205 Maryland Way, Suite 100	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Four Thousand And No/100 Dollars ($204,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Noah Charles Medcalf and Rachel Renay Medcalf**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Robert C. Bishop and Vicki Lynn Bishop**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 173 on the Plan of Section Four, Tulip Grove, as shown by plat of record in Plat Book 4175, Page 12, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Noah Charles Medcalf and wife, Rachel Renay Medcalf by Warranty Deed from Patricia Harris Finley, a widow dated July 17, 2009 and recorded July 24, 2009 as Instrument No. 200907240069852, in said Register's Office for Davidson County, Tennessee, *Scrivener's Affidavit recorded as Instrument No. 200908200078438, in said Register's Office for Davidson County, Tennessee.*

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4460 Baton Rouge Dr., Hermitage, TN 37076

File Number: MFR-175115BSO

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, has 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 First day of August, 2017

Noah Charles Medcalf

Rachel Renay Medcalf

STATE OF ~~TENNESSEE~~ Indiana

COUNTY OF Hendricks

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Noah Charles Medcalf and Rachel Renay Medcalf, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of August, 2017.

Notary Public Melissa J. Marshall

My Commission Expires: 4.29.23

(SEAL)

NOTARY PUBLIC SEAL INDIANA

True Copy Certification

I, Penny Y. Ray, 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, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19

Notary' Seal (If on paper)

PATRICIA HAGGARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-06-2019

File Number: MFR-175115BSO