12469

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

Prepared by:

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

Bill Garrett Davidson County
Batch# 5364 DEEDWARR
09/27/2017 02:51:06 PM 2 pgs
Fees: $13.00 Taxes: $1,624.30

20170927-0099044

KASEY KELCHNER
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 $439,000.00.

Affiant

Subscribed and sworn to before me this 22nd day of September, 2017.

Notary Public

My Commission Expires:_____

17-0467

Address of New Owner:	Send Tax Bills to:	Tax Information:
Travis R. Matthews	CMG Mortgage, Inc. dba CMG Financial	
5311 A Illinois Avenue	3160 Crow Canyon Rd. # 400	091-11-0-449.00
Nashville, TN 37209	San Ramon, CA 94583	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, I

Thomas R. Medlin, III, a married man,

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

Travis R. Matthews, an unmarried man,

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

A certain tract or parcel of land in Davidson County, State of Tennessee described as follows, to-wit:

Land located in Davidson County, Tennessee, being Lot No. 1222 in Block 177 in West Extension of Plan No. 1, which is of record in Book 57, Page 173, in the Register's Office for Davidson County, Tennessee.

Said lot fronts 25 feet on the southerly side of Illinois Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Thomas R. Medlin, III by Quitclaim Deed dated August 15, 2017, from BEHG, LLC, a Tennessee limited liability company, recorded September 1, 2017 at Instrument No. 20170901-0090085 Register's Office for Davidson County, Tennessee.

The Subject property is neither the principal residence of Grantor nor his/her spouse or dependent.

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

This is improved property located at **5311 A Illinois Avenue, Nashville, TN 37209.**

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, his heirs and assigns, forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand this 22nd day of September, 2017.

Thomas R. Medlin, III

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 Thomas R. Medlin, III, 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 Franklin, Tennessee, this 22nd day of September, 2017.

Notary Public – D. Shayne Adair

My Commission Expires: 06/24/2018

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY