Bill Garrett Davidson County
Batch# 66434 DEEDWARR
03/08/2018 08:51:51 AM 2 pgs
Fees: $13.00 Taxes: $1,601.73
20180308-0021768

Prepared by:

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

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $432,900.00.

Affiant

Subscribed and sworn to before me this 5th day of March, 2018.

Notary Public

My Commission Expires:_____

18-0036

Address of New Owner:	Send Tax Bills to:	Tax Information:
Billy Sewell	New Owner	
4710 B Michigan Avenue		091-07-4H-002.00-CO
Nashville, TN 37209		

WARRANTY DEED

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

Thomas R. Medlin, III, married,

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

Billy Sewell and Beth H. Sewell, husband and wife, and Sarah B. Sewell, an unmarried woman, as tenants-in-common with rights of survivorship,

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

Unit B of the 4710 Michigan Avenue Townhomes, as established in a Declaration of Covenants, Conditions and Restrictions for 4710 Michigan Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record at Instrument No. 20170317-0026469, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Thomas R. Medlin, III, married by Quitclaim Deed dated October 26, 2017, from Inwood Drive, LLC, a Tennessee limited liability company, recorded November 1, 2017 at Instrument No. 20171101-0112187, Register's Office for Davidson County, Tennessee.

This property is neither the principal residence of the Grantor, his spouse nor any of his dependents.

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

This is improved property located at **4710-B Michigan 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 GRANTEES, their heirs and assigns, forever; and I do covenant with the said GRANTEES 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 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 my hand this 5th day of March, 2018.

Thomas R. Medlin, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 (or proved on the basis of satisfactory evidence), and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of March, 2018.

Notary Public – D. Shayne Adair

My Commission Expires: 6/24/2018

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY