This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 110885 DEEDWARR
06/29/2018 11:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,203.61
20180629-0063062

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $325,300.00.

Affiant

Subscribed and sworn before me this the 26th day of June, 2018.

Notary Public
My commission expires: 11/5/2019

COUNTY OF SUMNER
STATE OF TENNESSEE NOTARY PUBLIC
CHARLIE TAYLOR

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Corey Broeder 317 Scarlet Oak Ct Brentwood, TN 37027	New Owner	181-10-0A 088.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JAMES M. MEDLOCK AND EMILY S. MEDLOCK, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JENNIFER RENEE BROEDER AND COREY ALAN BROEDER, WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Number 249 on the Plan of First Revision Final Plat Phase Two, Autumn Oaks of record in Plat Book 11700, page 64 & 65, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to James M. Medlock and Emily S. Medlock, husband and wife, by deed from James M. Medlock and Emily S. Medlock, F/K/A Emily C. Shelton, dated 03/03/2004, of record in Instrument No. 20040322-0031757, said Register's Office.

Also being the same property conveyed to James M. Medlock and Emily C. Shelton, Joint Tenants with right of survivorship, not as tenants in common, by deed from Continental Development and Construction, Inc. dated 04/12/2002, of record in Instrument No. 20020417-004694, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 317 Scarlet Oak Ct, 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 20th day of June, 2018.

James M. Medlock

Emily S. Medlock

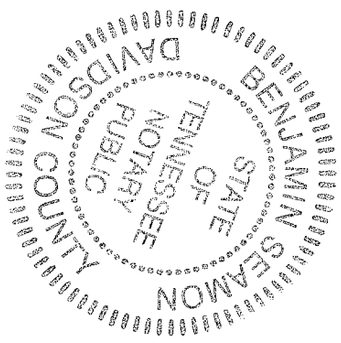
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James M. Medlock and Emily S. Medlock, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of June, 2018.

My commission expires: 9-10-2018

Notary Public



True Copy Certification

I, Connie Taylor, 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 Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212