Bill Garrett
Batch# 117758
07/18/2018 10:33:48 AM
Fees: $13.00 Taxes: $1,082.25

Davidson County
DEEDWARR
2 pgs

20180718-0069907

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $292,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 5/6/2019
(AFFIX SEAL)

John M. Wells
State of Tennessee Notary Public
Davidson County

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., Inc., 7101 Executive Center Drive, Suite 151, Brentwood, TN 3702

File No.: 18-06-104

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
John P. Trainer, Jr. and Donna R. Trainer, husband and wife	NEW OWNER	160-15-0D-044.00-CO
(NAME) 305 Seven Springs Way, Apt. 204	(NAME)	
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten And No/100 Dollars ($10.00), cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **JEFFREY MEDOLLA, A SINGLE MAN,** hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **JOHN P. TRAINER, JR. AND DONNA R. TRAINER, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Unit No. 44, on the plan of St. Martin Square at Seven Springs Condominiums, Phase II, filed as Exhibit "E-2" to and established by the Master Deed of record in Instrument No. 20060310-0028319, as supplemented and amended by Instrument No. 20061109-0139692, Instrument No. 20080730-0077840, and Instrument No. 20090624-0058791, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete description of said Unit.

Being the same property conveyed to Jeffrey Medolla, a single man, by Warranty deed from Ali K. Arab and Robyn D. Arab, husband and wife of record in Instrument No. 20160302-0020023 Register's Office for Davidson County, Tennessee, dated February 29, 2016 and recorded on March 02, 2016.

unimproved ☐
This is improved ☒ property, known as 305 Seven Springs Way, Apt. 204, Brentwood, TN 37027
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 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 17th day of July, 2018.

Jeffrey Medolla

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I, the undersigned authority, a Notary Public for the County of Williamson and State of Tennessee, do hereby certify that Jeffrey Medolla, a single man personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 17th of July, 2018.

Notary Public

My Commission Expires: 5/4/2019

(SEAL)

John M. Wells
State of Tennessee Notary Public
Davidson County