Karen Johnson Davidson County
Batch# 245643 DEEDWARR
06/19/2019 12:19:30 PM 3 pgs
Fees: $18.00 Taxes: $2,819.40
20190619-0059035

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $762,000.00.

Affiant

Subscribed and sworn to before me this 7th day of June, 2019.

Notary Public
My Commission Expires: ~~June 13, 2022~~ 3-21-20

2019-50

Address of New Owner:	Send Tax Bills to:	Tax Information:
James N. Bailey and Lauren L. Bailey	Pinnacle Bank	
4112 B Oriole Place	6488 Elvis Presley Blvd	131-03-2F-001.00-CO
Nashville, TN, 37215	Memphis TN 38116	

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, we **Thomas R. Medlin III, married**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **James N. Bailey and Lauren L. Bailey, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit 4112-B, as shown in the Declaration of Covenants, Conditions and Restrictions for 4112 Oriole Place, a Horizontal Property Regime with Private Elements of record at Instrument Number 20180511-0045477 and amended in Instrument No. 20190221-0015750, in the 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, though, 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 Declaration.

Being a portion of the same property conveyed to Uptown Builders I, LLC, a Tennessee limited liability company by Warranty Deed from Barbara C. Hubbard, unmarried of record in Instrument No. 20170403-0031960, Register's Office for Davidson County, Tennessee, dated March 31, 2017 and recorded on April 03, 2017.

Being a portion of the same property conveyed to BEHG, LLC, a Tennessee limited liability company by Warranty Deed from Uptown Builders I, LLC, a Tennessee limited liability company of record in Instrument No. 20180329-0029394, Register's Office for Davidson County, Tennessee, dated March 23, 2018 and recorded on March 29, 2018.

Being the same property conveyed to Thomas R. Medlin, III by Quitclaim deed from BEHG LLC, a Tennessee limited liability company of record in Instrument No. 20190104-0001197 Register's Office for Davidson County, Tennessee, dated January 02, 2019 and recorded on January 04, 2019.

The subject property is neither the principle residence of the Seller, his spouse, nor any dependent.

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

This is improved property located at **4112 B Oriole Place, Nashville, TN 37215.**

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 7th day of June, 2019.

Thomas R. Medlin III, by Billy Jenkins his Attorney in Fact

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 Billy Jenkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Thomas R. Medlin, III, and that he is authorized by Thomas R. Medlin to execute this instrument on his behalf.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of June, 2019.

Notary Public

My Commission Expires: June 7, 2022

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

