Karen Johnson Davidson County
Batch# 375513 DEEDWARR
03/20/2020 02:07:16 PM 2 pgs
Fees: $13.00 Taxes: $2,941.50

20200320-0030913

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $795,000.00.

Affiant

Subscribed and sworn to before me this 16th day of March, 2020.

Notary Public
My Commission Expires: 07/06/2020

IDANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

2020-88

Address of New Owner:	Send Tax Bills to:	Tax Information:
Lauren Taylor		
3618 Doge Place	new owner	118-13-4E-001.00-CO
Nashville, TN. 37204		

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

Lauren Taylor, an unmarried woman,

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

Land in Davidson County, Tennessee, being Unit No. A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 3618 Doge Place, a Horizontal Property Regime with Private Elements of record as Instrument No. 20190430-0039869 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to BEHG, LLC, a Tennessee limited liability company by Warranty deed from Franklin Lee Bennett, married and John Ewing Bennett, married of record in Instrument No. 20190516-0046219 Register's Office for Davidson County, Tennessee, dated May 07, 2019 and recorded on May 16, 2019.

Being the same property conveyed to Thomas R. Medlin, III, married by Quitclaim deed from BEHG, LLC, a Tennessee limited liability company of record in Instrument No. 20200205-0013453 Register's Office for Davidson County, Tennessee, dated January 30, 2020 and recorded on February 05, 2020.

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 ocated at **3618 Doge Place, Nashville, TN 37204.**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V1605 19 361 S

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 18th day of March, 2020.

Thomas R. Medlin, III

STATE OF FLORIDA
COUNTY OF COLLIER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas Medlin, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Naples, Florida, this 18th day of March, 2020.

Notary Public
My Commission Expires: Feb 20th, 2021

JUDITH A. TALAGA
Notary Public - State of Florida
Commission # GG 075222
My Comm. Expires Feb 20, 2021
Bonded through National Notary Assn.