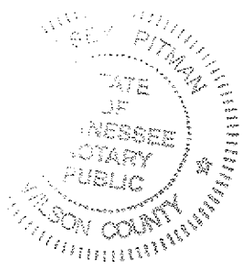
WARRANTY DEED



(this space for recording info)

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $200,000.00

Connie Clemmons
AFFIANT

Subscribed and sworn to before me this the 1st day of July, 2020.

Kym Pitman
NOTARY PUBLIC

My commission expires: 09/22/2020

Karen Johnson Davidson County
Batch# 430308 DEEDWARR
07/06/2020 08:17:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20200706-0072118

THIS INSTRUMENT WAS PREPARED BY
1st Quality Title, LLC
987 Vesta Road
Lebanon, TN 37090

File # 20-1069 CLEMMONS

(AFFIX SEAL)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Connie Clemmons	NEW OWNER	
(NAME)	(NAME)	
706 Blue Brick Place		064-12-0A-706.00-CO
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Earlleen P. Medlin**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Connie Clemmons**, 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. 706 on the Plan of Site Plan Section 2, Fox Run Condominiums of record in Plat Book 5200, Page 148, 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 the same property conveyed to Earlleen Medlin and Wallace E. Medlin, wife and husband by Warranty deed from Anita McMahon and Sheila Cunningham, both married , Hairs of the Estate of Jewel Dean Simmons of record in Instrument No. 20130819-0087113 Register's Office for Davidson County, Tennessee, dated August 15, 2013 and recorded on August 19, 2013.

Being the same property conveyed to Earlleen Medlin by Quitclaim deed from Wallace E. Medlin of record in Instrument No. 20131216-0126820 Register's Office for Davidson County, Tennessee, dated December 13, 2019 and recorded on December 16, 2019.

DESIGNATED as Tax ID: 064-12-0A-706.00-CO

This is
unimproved ☐
improved ☒ property known as 706 Blue Brick Place, Hermitage, TN 37076

(House Number) (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 my hand this the 1st day of July, 2020.

Earlleen P. Medlin

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, notary of the aforesaid county, **Earlleen P. Medlin**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained. Witness my hand and official seal, this the 1st day of July, 2020.

Kelsey Pitman
Notary Public

My Commission Expires: 09/12/2020

KELSEY PITMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, Kristi McCoy, 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.

Kristi McCoy

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Kelsey Pitman, a notary public for this county and state, Kristi McCoy who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kelsey Pitman

Notary's Signature

My Commission Expires: 09/22/2020

