RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110080891 DEEDWARR
Recvd: 12/21/11 14:08 2 pgs
Fees:13.00 Taxes:806.60
20111221-0099795

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,000.00
Affiant

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. My Commission Expires OCT 21, 2013

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of December, 2011.
Notary Public
MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Paulin and Tara E. Tomlinson	New Owner	161140A02700CO
(NAME) 108 Trible Springs	(NAME)	
(ADDRESS) Nashville, TN 37211-7325	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, **Juan M. Contreras, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **James A. Paulin and wife, Tara E. Tomlinson, as tenants by the entirety, a one-half (1/2) undivided interest, as joint tenants with common law right of survivorship with Donald G. Tomlinson and wife, Brenda J. Tomlinson, as tenants by the entirety, a one-half (1/2) undivided interest**, 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 Lot No. 27 on the Plan of Thrible Springs Estates Phase 1, of record in Plat Book 6900, page 312-313, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Juan M. Contreras and wife, Victoria Kay Contreras by deed from Grace S. Smith, a widow, of record in Instrument No. 20011022-0115156, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Instrument No. 20030424-0054989, said Register's Office, Juan Manuel Contreras conveyed all of his right, title and interest in subject property to Victoria Kay Contreras. By Quitclaim Deed of record in Book 20100714-0055096, said Register's Office, Victoria Kay Contreras conveyed all of her right, title and interest in subject property to Victoria K. Contreras and Juan M. Contreras, as tenants in common with rights of survivorship. The said Victoria Kay Contreras having since died on February 17, 2011 and subject property vested in Juan M. Contreras.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved ☐ property, known as 108 Trible Springs, Nashville, TN 37211-7325

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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 **19th** day of **December, 2011.**

Juan M. Contreras

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Juan M. Contreras**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **19th** day of **December, 2011.**

Notary Public

My commission expires:
3/18/14

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY