BILL GARRETT, Davidson County
Trans:T20120046884 DEEDWARR
Recvd: 06/26/12 08:27 2 pgs
Fees:13.00 Taxes:344.10
20120626-0055663

Prepared by: + RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $93,000.00

Affiant

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Subscribed and sworn to before me, this 18th day of June, 2012.

Notary Public
My commission expires: 1/19/14

02-1206-47911

Address of New Owner:	Send Tax Bills to:	Tax Information
Justin G. Paulson		51-03-0-157
408 Barbara Drive	NEW OWNER	
Madison TN 37115		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jennifer I. Guthrie, formerly known as Jennifer I. Randolph and husband, Walton Richard Guthrie, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Justin G. Paulson, unmarried, hereinafter called the Grantee, his successors 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. 57, on the Plan of Stratton Heights, of record in Plat Book 1835, Page 13, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jennifer I. Randolph by deed from Marguerite Wolfe, Samuel M. Wolfe, III and Alva N. Wolfe Heirs at Law of Brooksie K. Wolfe, dated May 7, 2010 recorded June 3, 2010 of record in Instrument No. 20100603-0043002, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 408 Barbara Drive, Madison, TN 37115

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors and assigns, forever. Grantors covenant with Grantee that Grantors are lawfully seised 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. Grantors do further covenant and bind themselves, their heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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 18th day of June, 2012.

Jennifer I. Guthrie, formerly known as Jennifer I. Randolph

Walton Richard Guthrie

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jennifer I. Guthrie, formerly known as Jennifer I. Randolph and Walton Richard Guthrie with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 18th day of June, 2012.

Notary Public
State of Tennessee at Large

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission expires
1/19/14