WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 102,420.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of November, 2012

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

PATRICIA NICHOLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Mark Paulson	NEW OWNER	Parcel ID:
508 Ridgeview Drive		09504016900
Mt. Juliet, TN 37122		

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

Tammy Lynn Grimes, Devisee under the Will of Mary Lucille Kerr

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Mark Paulson and wife, Loretta Paulson

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:

BEING Lot No. 27, on the Map of Eva Mor Heights, as of record in Book 1424, Page 149, Register's Office for said County.

Said Lot No. 27 fronts 75 feet on the easterly side of Graylynn Drive and runs back 263.44 feet on the northerly line and 265.01 feet on the southerly line, to a dead line in the rear, measuring 39.92 feet thereon.

BEING the same property conveyed to Charles Ewing Kerr and wife, Mary Lucille Kerr by deed from Commerce Union Bank, of record in Book 5538, Page 239, dated November 30, 1979, Register's Office for said County. The said Charles Ewing Kerr died in 1996 and the title is vested in Mary Lucille Kerr as surviving tenant by the entirety. The said Mary Lucille Kerr died testate on June 28, 2009 and the Estate was admitted to Probate as Probate NO. 09P-1107 of record in Probate Court of Davidson County, Tennessee. See also Executors Special Warranty Deed to Tammy Lynn Grimes from James R. Cheshire, II, Executor of the Estate of Mary Lucille Kerr of record in Instrument 20120831-0079118, Register's Office for said County.

This conveyance is made subject to: (1) 2012 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Book 1424, Page 149, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 211 Graylynn Dr., Nashville, TN 37214

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 9th day of November, 2012.

Tammy Lynn Grimes

BILL GARRETT, Davidson County
Trans:T20120086450 DEEDWARR
Recvd: 11/13/12 12:00 2 pgs
Fees:13.00 Taxes:378.95

20121113-0104321

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 Tammy Lynn Grimes, Devisee under the Will of Mary Lucille Kerr with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the Devisee under the Will of Mary Lucille Kerr and as such Devisee he/she is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of November, 2012.

My Commission Expires: 8/23/16

Notary Public

