WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140021455 DEEDWARR
Recvd: 03/31/14 15:03 2 pgs
Fees:13.00 Taxes:1032.30
20140331-0026446

R-MP-14-3321

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MARCH, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dawn M. Stults and John D. Terry, Jr.	**Movement Mortgage, LLC**	
(NAME)	(NAME)	
3321 Hickory Run	**841 Seahawk Circle**	**180-04-0A-110.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Virginia Beach, VA 23452**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **BRETT D. PAULUS AND KELLY W. PAULUS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DAWN M. STULTS AND JOHN D. TERRY, JR., WIFE AND HUSBAND** hereinafter called the Grantee(s), their heirs and assigns, that 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. 31 on the Plan of Section Two, Highland Creek, a Planned Unit Development of record in Instrument Number 20030424-0055118 and by surveyor's certificate of correction of record in Instrument No. 20050310-0026513, 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 Brett D. Paulus and wife, Kelly W. Paulus by Deed from Classic Homes BOS, LP of record at Instrument No. 20060503-0051015, Register's Office for Davidson County, Tennessee, dated April 27, 2006 and recorded on May 3, 2006.

This conveyance is subject to:
- Taxes for the year 2014 a lien, not yet due and payable.
- Plan of record as Instrument Number 20030424-0055118; and surveyor's certificate of correction in Instrument No. 20050310-0026513, Register's Office of Davidson County, Tennessee.
- Book 11568, Page 311, Instrument No. 20004130037474, Register's Office for Davidson County.
- Book 11568, Page 301, Register's Office for Davidson County, Tennessee.
- Instrument No. 20031014-0151693, Register's Office for Davidson County, Tennessee.
- Book 5266, Page 40, Register's Office for Davidson County, Tennessee.
- Book 11338, Page 738, Register's Office for Davidson County, Tennessee.
- Book 10316, Page 569, Book 10419, Page 470, Book 10419, Page 504 and Book 10419, Page 516, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3321 Hickory Run, Nashville, Tennessee 37211**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 28th DAY OF MARCH, 2014.

Brett D. Paulus

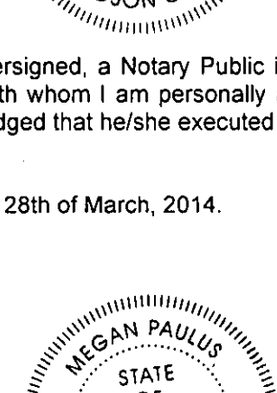
Kelly W. Paulus

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 28th of March, 2014.

Megan Paulus
Notary Public
My Commission Expires: 1-9-16
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 28th of March, 2014.

Megan Paulus
Notary Public
My Commission Expires: 1-9-16
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212