BILL GARRETT, Davidson County
Trans:T20150000664 DEEDWARR
Recvd: 01/05/15 12:56 2 pgs
Fees:13.00 Taxes:390.35
20150105-0000818

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Loretta V. Paulson
508 Ridgeview Dr.
Mt. Juliet, TN 37122

SEND TAX BILL TO:
Pinnacle Bank
150 3rd Ave. S., Ste 900
Nashville, TN 37201

MAP/PARCEL 053-12-0101.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Lillian G. Corazza, married,** has this day bargained and sold, and does hereby transfer and convey unto **Loretta V. Paulson, married,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being the corner lot on Elliott Avenue and 30th Street, being the East 55.75 feet of Lots Nos. 21 and 22 of Block 5 on the Plan of Dabbs & Elliott Subdivision No. 1, of record in Plat Book 547, Page 97, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said parts of said lots fronts 55.75 feet on the westerly side of Elliott Avenue and runs back between parallel lines along the westerly margin of 30th Street, 100 feet to the easterly line of Lot No. 20.

Being the same property conveyed to Lillian G. Corazza, married by Special Warranty Deed from The Secretary of Housing and Urban Development, of record in Instrument No. 20140305-0018566, Register's Office for Davidson County, Tennessee, dated February 25, 2014 and recorded on March 5, 2014.

This property is not the principal residence of Grantors, therefore their spouses do not have to join in conveyance.

This is improved property known as: **2806 Elliott Drive, Old Hickory, Tennessee 37138.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2014 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to

any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 547, page 97, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 31st day of December, 2014.

Lillian G. Corazza

Lillian G. Corazza

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Lillian G. Corazza,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 31st day of December, 2014.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 8/13/15

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $105,500.00.

AFFIANT

Subscribed and sworn to before me this the ~~31st~~ 2nd day of ~~December~~ January, 2015.

NOTARY PUBLIC

My Commission Expires: 5/5/15

JAMIE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Lic. No. 147640