BILL GARRETT, Davidson County
Trans:T20150040340 DEEDWARR
Recvd: 05/26/15 09:24 2 pgs
Fees:13.00 Taxes:1350.50
20150526-0047842

This instrument prepared by and return to:
Tish Baldwin, Attorney at Law
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 150815TN

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
James L. Paulus **Kimberly H. Paulus** **6661 Christianstead Lane** **Nashville , TN 37013**	**New Owner**	**172100B01400CO**

WARRANTY DEED

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, **Paul Wendel, a single man, and Ann Baud, a single woman**, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **James J. Paulus and wife, Kimberly H. Paulus** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee and being known and designated as all of Lot No. 14 on Plan of Christiansted Valley, Phase I, as shown on the plats of the same record in Instrument No. 20000215-0015149 and Instrument No. 200002015-0015150, in the Register's Office for Davidson County, Tennessee, to which plats specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to Paul Wendel, a single man, and Ann Baud, a single woman, by Deed from Mary N. Morton, Unmarried, dated 04/16/13 and recorded on 04/25/13 in Instrument No. 20130425-0040967, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2015 taxes are a lien and will be the responsibility of the Grantees for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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 **Paul Wendel, a single man, and Ann Baud, a single woman** do covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Paul Wendel, a single man, and Ann Baud, a single woman** further covenant and bind their 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.

This is property is known as: **6661 Christianstead Lane, Nashville , TN 37013**.

Executed on this 20th day of May. 2015

Ann Baud
Ann Baud

Paul Wendel

STATE OF TENNESSEE
COUNTY OF ~~Davison~~ Davidson

Personally appeared before me, the undersigned, Notary Public of said County and State, , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **Paul Wendel, a single man, and Ann Baud, a single woman** executed the within instrument for the purposes therein contained.

Witness my hand this 20th day of May, 2015.

Notary Public

My Commission Expires: 1-8-19

TISHA C BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

STATE OF TENNESSEE
COUNTY OF Dickson

The actual consideration or value, whichever is greater, for this transfer is $365,000.00

Heather Bennett
Affiant

Sworn to and subscribed to me, the undersigned, this 20th day of May, 2015.

Cissy J. Williams
Notary Public

CISSY J. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 11-21-2017

My Commission Expires:_____