File Box 8

This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
File Number: P15-0299-D
Map/Parcel: 16105002900

BILL GARRETT, Davidson County
Trans:T20150041026 DEEDWARR
Recvd: 05/27/15 14:15 2 pgs
Fees:13.00 Taxes:1480.00
20150527-0048705

WARRANTY DEED

Address of New Owners:
Mr. and Mrs. Gabriel Kraft
5421 Bradfield Drive
Nashville, TN 37220

Send Tax Bills To:
QUICKEN LOANS INC. ISAOA
~~1050 WOODWARD AVE~~
~~DETROIT,MI 482261906~~

For and 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,
James J. Paulus and Kimberly H. Paulus, tenants in common

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto
Gabriel Kraft and wife, Stephanie Kraft

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:

Land in Davidson County, Tennessee, being Lot No. 23 on the plan of Hillview Estates, of record in Plat Book 3600, Page 89, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Said Lot No. 23 fronts 160.0 feet on the Westerly margin of Bradfield Drive and extends back 203.88 feet on the Southerly line and 209.38 feet on the Northerly line to a dead line in the rear, measuring 160.08 feet there on.

Being the same property conveyed to James J. Paulus and Kimberly H. Paulus, tenants in common, by deed from Gayle S. Hoesel and husband, Mark J. Hoesel, dated April 4, 2012, and of record in Instrument Number 20120409-0030150, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 3600, page 89, said Register's Office, which Plan shows a 40, foot minimum building setback line from Bradfield Drive, a 10 foot easement for public utility purposes along the rear line of said lot, and 2.5 by 25 foot utility anchor easements located on the northeasterly and southeasterly front corners of said lot; Restrictions of record in Book 3836, page 719, said Register's Office.

This is ( ) Unimproved (X) Improved property known as 5421 Bradfield Drive, Nashville, TN 37220

THIS CONVEYANCE IS SUBJECT TO: 2015 Davidson County Taxes which have been prorated and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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.

Deirdre N. Russell executes this instrument on behalf of James J. Paulus and Kimberly H. Paulus, pursuant to a Power of Attorney dated May 21, 2015, and of record in Instrument Number 20150527-0048704, in the Register's Office of Davidson County, Tennessee.

Witness my hand this 22nd day of May, 2015.

James J. Paulus
James J. Paulus

By: Deirdre N. Russell, attorney in fact
Deirdre N. Russell, Attorney in Fact

Kimberly H. Paulus
Kimberly H. Paulus

By: Deirdre N. Russell, attorney in fact
Deirdre N. Russell, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Dickson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deirdre N. Russell as Attorney in Fact for James J. Paulus and wife, Kimberly H. Paulus, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of May, 2015.

AL FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 2/19/18

STATE OF TENNESSEE
COUNTY OF Dickson

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Teresa D. Hamrick
Affiant

Subscribed and sworn to before me, this 22nd day of May, 2015.

Heather Bennett
Notary Public

HEATHER BENNETT
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 10-23-2018

My Commission Expires: _____

Map and Parcel: 161 05 0 029.00