WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 126,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of August, 2015

Notary Public

MY COMMISSION EXPIRES: 11/5/18
(AFFIX SEAL)

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

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:
Alicia J. Hernandez	Landmark Community Bank	Parcel ID:
2806 Elliott Drive	1013 16th Avenue South	05312010100
Old Hickory, TN 37138	Nashville, TN 37212	

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

Loretta V. Paulson and husband, Mark Paulson

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

Alicia J. Hernandez , a single woman

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 the corner lot on Elliott Avenue and 30th Street, being the East 55.75 feet of Lots No. 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 said 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 Loretta V. Paulson, married, by deed from Lillian G. Corazza, married, of record in Instrument 20150105-0000818, dated December 31, 2014, Register's Office for said County.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 547, Page 97, 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 2806 Elliott Drive, Old Hickory, TN 37138

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 14th day of August, 2015.

Loretta V. Paulson

Mark Paulson

BILL GARRETT, Davidson County
Trans:T20150070220 DEEDWARR
Recvd: 08/20/15 09:55 2 pgs
Fees:13.00 Taxes:469.53
20150820-0083909

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 Loretta V. Paulson and husband, Mark Paulson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of August, 2015.

My Commission Expires: 8/23/16

Notary Public

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

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066