BILL GARRETT, Davidson County
Trans: T20150077877 DEEDWARR
Recvd: 09/14/15 11:44 2 pgs
Fees: 13.00 Taxes: 666.00

20150914-0092954

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

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $180,000.00

Affiant

Subscribed and sworn to before me, this 11th day of September, 2015.

Notary Public

My commission expires: 3/10/19

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Mark Paulson **Loretta V Paulson**	Same as New Owner	**07511010200**
508 Ridgeview Dr		
Mt. Juliet, TN 37122		

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 ACKNOWLEDGE, WE,

Brian Hulse, a married person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Loretta V Paulson and Mark Paulson, wife and husband

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:

Situate in the County of Davidson, State of Tennessee: Being Lot No. 217 on the Plan of Highlands of Tulip Grove, Section 3, as of record in Plat Book 4675, page 140, Register's Office for Davidson County, Tennessee. Said Lot No. 217 fronts 81 feet on the easterly margin of Netherlands Drive and extends back between lines measuring 193 feet on the northerly margin and 133 feet on hte southerly margin to a line in the rear measuring 100.80 feet thereon.

Being the same property conveyed to Brian Hulse, a married person by Cash Deed for Tennessee from Secretary of Housing and Urban Development dated 11/05/14 and recorded on 11/10/14 in Instrument No. 20141110-0103455, said Register's Office for said county. Subject property has never been the principal residence of grantor nor his heirs and/or assigns.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 629 Netherlands Dr, Hermitage, TN 37076.

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 in 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/our hand(s) this 11th day of September, 2015.

Brian Hulse by Kristen Traini Attorney in fact

Brian Hulse by Kristen Traini, attorney in fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Kristen Traini, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of Brian Hulse, and is authorized by him to execute this instrument on his behalf by virtue of a Specific Durable Power of Attorney recorded in Book *_____, Page _____, in said Register's Office.

*Instrument # 20150914-0092953

Witness my hand, at office, this 11th day of September, 2015.

Elizabeth Maison
Notary Public

My Commission Expires: 2-11-16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY