WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150091650 DEEDWARR
Recvd: 10/28/15 08:26 2 pgs
Fees:13.00 Taxes:1664.63
20151028-0109467

O-VRES-15-2119

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,900.00.

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/8/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Philip Stephen Pace and Mary Elizabeth Hand	**New Owner**	
(NAME) **5017 Country Club Drive**	(NAME)	**105-13-50.00**
Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **DEANNA D. POULIOT (F/K/A DEANNA R. DONALDSON) AND JONATHON D. POULIOT, WIFE AND HUSBAND,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **PHILIP STEPHEN PACE AND MARY ELIZABETH HAND, AS TENANTS BY THE ENTIRETY,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 343 on the plan of Re-Subdivision of part of Belmont Land Company's Subdivision of Belmont Heights of record in Plat Book 421, Page 71, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Deanna R. Donaldson, unmarried, and Jonathon D. Pouliot, unmarried, as tenants in common with the right of survivorship by Warranty Deed from John Shatzer, married, recorded on the 9th day of April, 2012 in Instrument No. 20120409-0030247, in the Register's Office of Davidson County, Tennessee. The said Deanna R. Donaldson having since married and is now known as Deanna D. Pouliot.

This conveyance is subject to:
- Taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein;
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RE-SUBDIVISION OF PART OF BELMONT LAND COMPANY'S SUBDIVISION OF BELMONT HEIGHTS, as recorded in Plat Book 421, Page(s) 71, Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2119 12th Avenue South, Nashville, Tennessee 37204**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 26th DAY OF OCTOBER, 2015.

Deanna D. Pouliot

Jonathon D. Pouliot

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEANNA D. POULIOT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of October, 2015.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

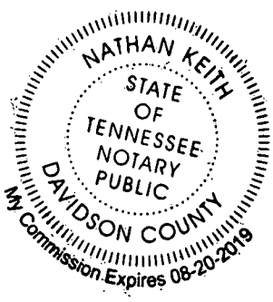


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JONATHON D. POULIOT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of October, 2015.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212