RECORD & RETURN TO:
FILE BOX 36

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160027059 DEEDWARR
Recvd: 04/04/16 14:12 2 pgs
Fees:13.00 Taxes:925.00
20160404-0031845

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $250,000.00.

Affiant

Subscribed and sworn to me on April 1, 2016.

NOTARY PUBLIC

My Commission Expires: 9.12.17

APRIL N. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

THIS INSTRUMENT WAS PREPARED BY:

ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29286CDF

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
William Evans 481 Tennessee Street Memphis, TN 38103	Highlands Residential Mortgage Ltd 12001 N. Central Expressway, Suite 750 Dallas, TX 75243	127-13-10.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Jonathan R. Paulk, married**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **William Evans, married**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 7, on the Plan of Section 3, Merrymount Acres, of record in Book 4175, page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Johnathan R. Paulk, unmarried, by Warranty Deed from Crystal L. Miller and Robert J. Miller dated June 16, 2006, and recorded on June 20, 2006 in Instrument No. 20060620-0073389, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2016 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. The Plan of record in Book 4175, page 91, said Register's Office, shows and Owner's Certificate, a 75-foot minimum setback line from Merrymount Drive and Raymond Roberts Drive, and a 10-foot easement for Public Utility and Drainage purposes along the westerly lines of said lot and a 2.5 x 25-foot utility anchor easement located on the northeasterly corner of said lot.

3. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

Mallory Paulk, spouse of Grantor, hereby joins in the execution of this instrument to convey any marital interests she may have in subject property.

This property is also known as improved property located at 8434 Merrymount Drive, Nashville, TN 37221.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 1st day of April, 2016.

Jonathan R. Paulk

Mallory Paulk

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Jonathan R. Paulk and Mallory Paulk, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on April 1st, 2016.

NOTARY PUBLIC

My Commission Expires: 9.12.17

APRIL N. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY