THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16026503** BILL GARRETT, Davidson County Trans:T20160043503 DEEDWARR Recvd: 05/24/16 11:13 2 pgs Fees:13.00 Taxes:2349.50 20160524-0051934	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $635,000.00. Affiant Subscribed and sworn to before me, this 20th day of May, 2016. Notary Public My Commission ~~Expires~~.

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-11-2017

WARRANTY DEED

Address New Owner: Jonathan Paulk and Mallory L. Paulk 816 Saussy Court Nashville, TN 37205-3007	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 115-09-A 18.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jonathan Bennett and wife, Ashley Bennett** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jonathan Paulk and Mallory L. Paulk, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 18, THE WOODS OF WEST MEADE, as shown on plat of record in Instrument No. 20031027-0157620, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Jonathan Bennett and Ashely Bennett, husband and wife to Jonathan Bennett and wife, Ashley Bennett, as recorded on the 7th day of October, 2011 in Instrument No. 20111007-0078254 and Warranty Deed from Drees Premier Homes, Inc., an Ohio Corporation to Jonathan Bennett and Ashely Bennett, husband and wife, as recorded on the 4th day of May, 2006 in Instrument No. 20060504-0052208, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE WOODS OF WEST MEADE, as recorded in Instrument No. 20031027-0157620.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20030924-0141426.

Charter on Homeowners Association recorded at Instrument No. 20030305-0029209.

Stormwater Detention Agreement recorded at Instrument No. 20030421-0052251.

This is improved property located at 816 Saussy Court Nashville, TN 37205-3007

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of May, 2016.

Jonathan Bennett

Ashley Bennett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jonathan Bennett and Ashley Bennett, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of May, 2016.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018