SEND TAX STATEMENTS TO NAME AND ADDRESS OF NEW OWNERS: SAME

Robert Pauley
2517 Shreeve Lane
Nashville, TN 37207

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN FOR WHICH THE PREPARER ASSUMES NO RESPONSIBILITY.
PREPARED BY:
TRI-STAR TITLE CO., LLC.
106 E. COLLEGE STREET
MURFREESBORO, TN 37130

MAP &
PARCEL: 070030013001300

BILL GARRETT, Davidson County
Trans:T20160048354 DEEDWARR
Recvd: 06/08/16 10:35 2 pgs
Fees:13.00 Taxes:495.43
20160608-0057807

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum and amount of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned, **RAYMOND UFFORD, a single man,** has this day bargained and sold and does hereby transfer and convey unto, **ROBERT PAULEY,** his heirs and assigns, forever, a certain tract or parcel of realty situated in Davidson County, State of Tennessee and being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 85 on the plan of Haynes Height Section II, as of record in Book 2331, pages 58 and 59, Register's Office for Davidson County, Tennessee.

Said Lot No. 85 fronts 119 feet on the easterly side of Shreeve Lane and extends back 329.2 feet on the northerly line and 340 feet on the southerly line, to a dead line in the rear on which it measures 119.6 feet.

Being the same property to Raymond Ufford by Warranty Deed from Judith Vance Branch on March 31, 2016, and filed for record in Instrument No. 20160401-0030900, Register's Office for Davidson County, Tennessee.

With this conveyance, carport No. is being corrected to C-6-C from the incorrect C-6-E, due to scrivener's error in prior deed.

THIS property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

POSSESSION of premises with delivery of deed.

REAL PROPERTY TAXES for 2016 will prorated between the parties herein.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, his heirs and assigns, forever.

I further covenant with the said grantee, that I am lawfully seized and possessed of said real estate; that I have a good right to convey the same, and that it is unencumbered except for the 2016 real property taxes, which taxes have been prorated between the parties herein and the grantor having paid his prorata share unto the grantee; the grantee assumes and agrees to pay the same when due.

I do further covenant and bind myself, my heirs, assigns and representatives to forever warrant and defend the title to the said real estate unto the said grantee, his heirs and assigns, forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 27th day of May, 2016.

RAYMOND UFFORD

STATE OF TENNESSEE)
: ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for the state and County aforesaid, the within named RAYMOND UFFORD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee, on this the 27th day of May, 2016.

NOTARY PUBLIC

EILEEN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
CANNON COUNTY

My Commission Expires:
7/23/19

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater is ~~$184,900.00~~ * $133,900.00 RMC which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, this the 27th day of May, 2016.

NOTARY PUBLIC

My commission expires: 3-21-2020

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM