WARRANTY DEED

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 254,513.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2017

Notary Public:

MY COMMISSION EXPIRES: 5-8-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Thomas B. Powell	Q Warranty Trust Co.	Parcel ID:
629 Netherlands Drive	3500 Pkwy Ln Ste 415	07511010200
Hermitage, TN 37076	Nor Cross, GA 30092	

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 acknowledged, we

Loretta V. Paulson and Mark Paulson, wife and husband

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Thomas B. Powell and Janet L. Powell, husband and wife

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 the southerly margin to a line in the rear measuring 100.80 feet thereon.

Being the same property conveyed to Loretta V. Paulson and Mark Paulson, wife and husband, by deed from Brian Hulse, a married person, of record in Instrument 20150914-0092954, said Register's Office, dated September 11, 2015.

This conveyance is subject to Restrictive Covenants of record in Book 4181, Page 95; Book 4793, Page 157; Book 4849, Page 767; Book 5020, Page 58; Book 5028, Page 357; Book 5545, Page 321; and Book 6017, Page 179, Register's Office for said County.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4675, Page 140, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 629 Netherlands Drive, 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 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 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.

BILL GARRETT, Davidson County
Trans:T20170078692 DEEDWARR
Recvd: 09/08/17 10:30 2 pgs
Fees:13.00 Taxes:941.70
20170908-0092408

Witness our hands this 31st day of August, 2017.

Loretta V. Paulson

Mark Paulson

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal at Nashville, Tennessee, this 31st day of August, 2017.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.