Bill Garrett Davidson County
Batch# 79782 DEEDWARR
04/11/2018 12:09:20 PM 2 pgs
Fees: $13.00 Taxes: $954.60
20180411-0034133

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF NASHVILLE

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $258,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 7.6.2020
(AFFIX SEAL)

GERALD FISCHER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

**THIS INSTRUMENT WAS PREPARED BY**
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0208

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Michael Ralph Stewart, II | new owner | #09504016900 |
| (NAME) | (NAME) | |
| 211 Graylynn Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Fifty-Eight Thousand And No/100 Dollars ($258,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**MARK PAULSON, A MARRIED MAN,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**MICHAEL RALPH STEWART, II, AN UNMARRIED MAN**

B 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:

BEING Lot No. 27, on the Map of Eva Mor Heights, as of record in Book 1424, Page 149, Register's Office for Davidson County, Tennessee.

Said Lot No. 27 fronts 75 feet on the easterly side of Graylynn Drive and runs back 263.44 feet on the northerly line and 265.01 feet on the southerly line, to a dead line in the rear, measuring 39.92 feet thereon.

Being the same property conveyed to Mark Paulson, married, by Quitclaim Deed from Loretta Paulson, married, of record in Instrument 20150825-0085959, said Register's Office, dated August 24, 2015. See also deed of record in Instrument 20121113-0104321, said Register's Office.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 1424, Page 149, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐
This is improved ☒ property, known as 211 Graylynn Drive, Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness our hands this 9th day of April, 2018.

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 Mark Paulson, a married man, 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 April 9, 2018.

My Commission Expires: 7.2.18

Notary Public

