WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 149457 DEEDWARR
10/05/2018 11:35:46 AM 2 pgs
Fees: $13.00 Taxes: $2,127.13

20181005-0099099

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $574,900.00.

Nancy O. Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF OCTOBER, 2018.

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 1-8-19
(AFFIX SEAL)

TRACEY PERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nathan Eric Grega Larson	First Choice Loan Services, Inc.	
(NAME)	(NAME)	**103-04-0-280.00**
4112 Wyoming Avenue	One Tower Center, Floor 18	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	East Brunswick, NJ 08816	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEPHEN PARIS AND KATHRYN B. PARIS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NATHAN ERIC GREGA LARSON AND JOSEPHINE ALIEZE MCGRATH, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Charlotte Ave. Church of Christ Addition to West Nashville of record in Plat Book 547, Page 199, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stephen Paris and Kathryn B. Paris, husband and wife by Cash Deed for Tennessee Deed from Julian Castro, The Secretary of Housing and Urban Development of record in Instrument No. 20150805-0077828 Register's Office for Davidson County, Tennessee, dated July 28, 2015 and recorded on August 05, 2015.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- All matters shown on the Plan of record in Plat Book 547, Page 199, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4112 Wyoming Avenue, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 3rd DAY OF OCTOBER, 2018.

Stephen Paris by Laura Mitchell, Attorney-in-fact
Stephen Paris by Laura Mitchell,
Attorney in Fact

Kathryn B. Paris by Laura Mitchell, Attorney-in-fact
Kathryn B. Paris by Laura Mitchell,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of STEPHEN PARIS AND KATHRYN B. PARIS, and who acknowledged he/she/they executed the same as the free act and deed of the said STEPHEN PARIS AND KATHRYN B. PARIS.

Witness my hand and official seal, this the 3rd of October, 2018.

Jordan T. Myers
Notary Public
My Commission Expires: 01-06-2020
(SEAL)

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212