NEW OWNER:

DAVID PAULIN
3801 LAKE AIRE DRIVE
NASHVILLE, TN 37217

SEND TAX BILLS TO:
BETTER MORTGAGE CORPORATION
3 W.T.C., 175 GREENWICH ST. 59TH FLOOR
NEW YORK, NY 10007

Map & Parcel 13607007300

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 21-2159

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 781706 **DEEDWARR**
12/30/2021 09:16:36 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00

20211230-0171593

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Thirty Thousand and 00/100 Dollars ($430,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **GARY JAY GISTINGER and wife, LOIS ANN GISTINGER** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **DAVID WILLIAM PAULIN and KATHERINE PAULIN, husband and wife**, ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 108 on the Plan of Priest Lake Park, Section 2, as shown on the plat of the same of record in Plat Book 4175, Pages 56, 57 and 58, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to GARY JAY GISTINGER and wife, LOIS ANN GISTINGER by Warranty Deed from Carlon Webster Gray and wife, Julie Ann Gray, dated September 20, 1996, and of record in Book 10209, Page 570, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **3801 LAKE AIRE DRIVE, NASHVILLE, TN 37217**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 4175, Pages 56, 57 and 58, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 22nd day of December, 2021.

GARY JAY GISTINGER

LOIS ANN GISTINGER

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **GARY JAY GISTINGER and LOIS ANN GISTINGER**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of December, 2021.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022

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The actual consideration or value, whichever is greater, for this transfer is **$430,000.00.**

AFFIANT

Sworn to and subscribed to before me this 22nd day of December, 2021.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022