WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$345,000.00**.

Affiant

Subscribed and sworn to before me, this the 10 day of January, 2023.

Notary Public

My commission expires: 10/23/2023

(AFFIX SEAL)

JENNIFER WEST
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Karen Johnson Davidson County
Batch# 960425 DEEDWARR
01/12/2023 09:21:32 AM 2 pgs
Fees: $13.00 Taxes: $1,276.50

20230112-0002652

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Macklyn Ward Hubbell, Jr.	**Academy Mortgage Corporation**	**Map 071-04-0 Parcel 277.00**
103 Farm View Drive	**339 West 13490 South**	
Oxford, MS 38655	**Draper, UT 84020**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Residential Associates, LLC, a Tennessee limited liability company

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

Macklyn Ward Hubbell, married

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:

LAND in Davidson County, Tennessee, being Lot No. 313, on the Plan of Resubdivsion, Part 4, Shepardwood, of record in Plat Book 5210, Page 159, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Residential Associates, LLC, by Deed dated January 31, 2012 from Charles R. Bullington Sr. Trustee of the Bullington Revocable Trust dated October 14, 2004, of record in instrument No. 20120202-0009341 Register's Office of Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 5210, Page 159, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Restrictive Covenants contained in instrument of record in Book 5015, Page 356, Register's Office for Davidson County, Tennessee. 3) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **2437 Paulawood Drive, Nashville, TN 37207**

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 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 my/our hand(s) this 10 day of **January, 2023.**

Residential Associates, LLC, a Tennessee limited liability company

BY: Wm F Snyder MEMBER

William F. Snyder, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **William F. Snyder,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the **Member** of **Residential Associates, LLC, a Tennessee limited liability company**, the within named bargainor, and that he, as such **Member**, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of limited liability company, by himself as such officer.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of **January, 2023.**

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON