WARRANTY DEED

SP 41293
SATURN & MAZIA
FILE Box 3

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF APRIL, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE My Commission Expires JULY 24, 2006

THIS INSTRUMENT WAS PREPARED BY
Law Office of Robert L. Scruggs, 111 Westwood Place, Suite 304, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emily Nicole Puckett	**Same as Owner**	**Map 160-14-B**
(NAME)	(NAME)	
5851 Brentwood Trace		**Parcel 147**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Shane M. Theriot and wife, Shiho T. Theriot,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Emily Nicole Puckett, a single person** 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 Unit No. 5851 on the Second Revised Plan of Brentwood Trace Condominiums, of record in Book 5200, page 261, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Shane M. Theriot and wife, Shiho T. Theriot by Warranty Deed from Joseph H. Reagan and wife, Pamela C. Reagan of record in Book 11205, page 521, Register's Office of Davidson County, Tennessee. Shiho T. Theriot and Shiho Theriot are one and the same person.

Everett H. Lowe is signing on behalf of Shane M. Theriot and Shiho Theriot pursuant to the Power of Attorney of record as Instrument No 20040419-0044355 **, Register's Office of Davidson County, Tennessee.**

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County, Tennessee: (a) 2004 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 5200, page 261, said Register's Office; (c) Restrictive covenants contained in Book 5524, page 415, amended in Book 5545, page 510 said Register's Office; and (d) By-Laws of record in Book 5521, page 424, amended in Book 5537, page 988, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5851 Brentwood Trace, Brentwood, TN 37027

(House Number) (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 14th day of April, 2004.

Davidson County DEEDWARR
Recvd: 04/19/04 16:14 2pgs
Fees:13.00 Taxes:370.00
20040419-0044356

Shane M. Theriot by Everett H. Lowe
Shane M. Theriot
By: Everett H. Lowe, Attorney-in-Fact

Shiho T. Theriot by Everett H. Lowe
Shiho T. Theriot
By: Everett H. Lowe, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

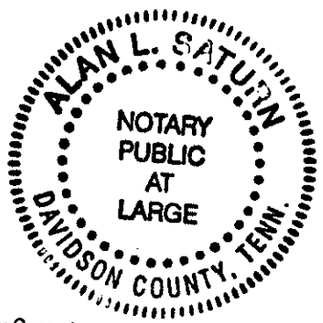
On this 14th day of April, 2004, before me personally appeared Everett H. Lowe, to me know (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Shane M. Theriot and Shiho T. Theriot and acknowledged that they executed the same as the free act and deed of Shane M. Theriot and Shiho T. Theriot.

Witness my hand and seal this 14th day of April, 2004.

Commission expires:

7/29/2006

Notary Public



My Commission Expires JULY 29, 2006