WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/11/05 10:23 2 pgs
Fees:13.00 Taxes:466.20

20050111-0004015

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of December, 2004.

Notary Public

MY COMMISSION EXPIRES: 3/16/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 379 East Main Street, Hendersonville, TN 37075, 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher G. Taylor	nBank, N.A.	
(NAME)	(NAME)	
3960 Baxter Road	136 Walton Ferry Road	8-00-173
(ADDRESS)	(ADDRESS)	
Joelton, Tennessee 37080	Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20042536

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Merri Lee Puckett, a single person**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Christopher G. Taylor**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

A Tract of Land in the 1st Councillmanic District of Metropolitan Nashville and Davidson County, Tennessee, being Tract No. 1 of the Loy Leo Thomas Subdivision, of record in Plat Book 6200, page 807, Register's Office for Davidson County, Tennessee, Reference is made to said plat for a more complete description therein.

Property commonly known as: 3960 Baxter Road, Davidson County, Joelton, Tennessee 37080.

BEING all of the same property conveyed to Merri Lee Puckett, a single person dated 8/6/96 by Warranty Deed from Richard S. Uselton and wife, Julie S. Uselton, of record in Book 10149, Page 616, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3960 Baxter Road, Joelton, TN 37080

(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 GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 30th day of December, 2004.

Merri Lee Puckett

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Merri Lee Puckett, a single person, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory

evidence, and who acknowledged that Merri Lee Puckett, a single person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Springfield, Tennessee this 30th day of December, 2004.

Commission expires: 3/15/05

Melissa D. Regnier
Notary Public