WARRANTY DEED

Prepared by & Return to:
Commerce Union Title, LLC
100 Bluegrass Commons Blvd., #2110
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 10/21/08 11:49 2 pgs
Fees:13.00 Taxes:692.55
20081021-0105539

STATE OF TENNESSEE
COUNTY OF **Davidson**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 187,175.00
Isabella Edwards
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF **October, 2008**
Kelly Ann Callaghan
Notary Public
MY COMMISSION EXPIRES: 7/3/12
(AFFIX SEAL)

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

This Instrument Prepared By:
Commerce Union Title, LLC
100 Bluegrass Commons Blvd. Suite 2110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karen D. Puckett	New Owner	**126160A64300CO**
(NAME) **1529 Bending River Drive**	(NAME)	
(ADDRESS) **Nashville,TN 37221**	(ADDRESS)	
(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, **Rockford Realty & Construction Co., Inc.,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Karen D. Puckett, unmarried** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TN**, DESCRIBED AS FOLLOWS, TO-WIT:

LOCATED IN DAVIDSON COUNTY, TENNESSEE:

BEING Lot 514, FINAL PLAT OF PARKVIEW AT RIVERWALK, PHASE 2, A CLUSTER LOT DEVELOPMENT, as shown on plat of record in Instrument No. 20061101-0135728, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Rochford Realty and Construction Co., Inc., a Tennessee corporation, by Special Warranty Deed from Riverwalk Development Partners, Inc., a Tennessee corporation, recorded April 3, 2007 in Instrument No. 20070403-0039929, in the Register's Office, Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1529 Bending River Drive, Nashville, TN 37221**
(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.

IN WITNESS WHEREOF, this instrument has been executed on this the **15th** day of **October, 2008**.

Rockford Realty & Construction Co., Inc.

By: _____
James G. Morrissey, Authorized Representative

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named, James G. Morrissey, whom I am personally acquainted and upon her/his/their oath acknowledged herself/himself/themselves to be the **Authorized Representative**, of **Rockford Realty & Construction Co., Inc.** and that he/she/they executed the foregoing instrument for the purpose therein contained by signing on behalf of **Rockford Realty & Construction Co., Inc.**.

WITNESS my hand and official seal at **Nashville** , Tennessee, this **10/15/2008** .

_____
NOTARY

MY COMMISSION EXPIRES: 7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON