BILL GARRETT, Davidson County
Trans:T20100042696 DEEDWARR
Recvd: 07/12/10 14:43 3 pgs
Fees:18.00 Taxes:591.63
20100712-0054673

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Kevin D. Craig
3340 Cain Harbor Drive
Nashville, Tennessee 37214
SEND TAX BILLS TO:
MORTGAGEE:
Magna Bank
6525 Quail Hollow Rd. #300
Memphis, TN 38120

~~SEND TAX BILL TO:~~
~~Owner~~

MAP 062-02-0
GROUP B
PARCEL 092.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Kim Puckett Germany, married,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Kevin D. Craig and Elizabeth B. Craig,** 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:

*wife,

Land in Davidson County, Tennessee, being Lot No. 61, First Amendment Abbington ~~Abbington~~ Park, Phase One, Section 3, of record in Inst. No. 20040728-0090230, said Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kim Puckett by deed from Beazer Homes Corp., of record in Inst. No. 20050328-0032413, Register's Office for Davidson County, Tennessee.

Kim Puckett and Kim Puckett Germany are on the same person.
*Chadwick Germany, spouse of Kim Puckett Germany, hereby joins in this conveyance transferring all his right, title, and interest in said property, marital or otherwise.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2010 and subsequent years.

This is **improved** property known as **3340 Cain Harbor Drive, Nashville, Tennessee 37214.**

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, GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 hand this the 6th day of **July, 2010.**

Kim Puckett Germany

Chadwick Germany

STATE OF LOUISIANA
COUNTY OF ~~PARISH~~ E. BATON ROUGE

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Kim Puckett Germany and Chadwick Germany**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 6th day of July, 2010.

Fran R. Scallan
NOTARY PUBLIC I.D. # 058324

My Commission Expires: AT DEATH

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ SUMNER

The actual value or consideration, whichever is greater, for this transfer is $159,900.00.

AFFIANT

Subscribed and sworn to before me on this 7th day of July, 2010.

NOTARY PUBLIC

My Commission Expires: 4/23/2014

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires April 23, 2014