Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF June, 2012.

Notary Public

MY COMMISSION EXPIRES: 8-19-13

(AFFIX SEAL)

M. L. HICKERNELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

G-VRE-12-8221

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emilee C. Puckett	same	
8221 Lenox Creekside Drive #B-8	(NAME)	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		181-2-A-50.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we HANS C. NELSON, AN UNMARRIED MAN
, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto EMILEE C. PUCKETT, A SINGLE PERSON
, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT B-8, LENOX CREEKSIDE, PHASE I, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT 20060306-0025686, AMENDED AT INSTRUMENT NO. 20060606-0066938, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO HANS C. NELSON, AN UNMARRIED MAN BY WARRANTY DEED FROM REGENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON THE 1ST DAY OF OCTOBER, 2007 IN INSTRUMENT NO. 20071001-0116608, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUSBSEQUENT YEARS; ALL MATTER SET FORTH IN THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20060306-0025686 AND AMENDED IN INSTRUMENT NO. 20060606-0066938; CHARTER OF LENOX CREEKSIDE CONDOMINIUM OF RECORD IN INSTRUMENT NO. 20060227-0022558; STORMWATER DETETION AGREEMENT OF RECORD IN INSTRUMENT NOS. 20060306-0025686 AND 20060206-0014635; AGREEMENT FOR DEDICATION OF EASEMENT OF RECORD IN BOOK 9487, PAGE 914; EASEMENTS OF RECORD IN BOOK 2203, PAGE 579 AND BOOK 2244, PAGE 11 IN CONNECTION WITH GENERAL WARRANTY DEED IN BOOK 2875, PAGE 299; EASEMENT OF RECORD IN INSTRUMENT NO. 20070503-0053020 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 8221 Lenox Creekside Drive #B-8, Antioch, Tennessee 37013
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans: T20120046749 DEEDWARR
Recvd: 06/25/12 13:31 2 pgs
Fees: 13.00 Taxes: 407.00
20120625-0055519

Witness my/our hand(s) this 20th day of June, 2012.

Hans C. Nelson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Hans C. Nelson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of June, 2012.

Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903