Please Record and Return To:
Highland Title, LLC
700 Johnny Cash Pkwy, Ste 201
Hendersonville, TN 37075

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $320,000.00. Affiant Subscribed and sworn to before me, this 31st day of October, 2012. Notary Public My Commission Expires:

Address New Owner As Follows:
Michael Skaggs
2621 South Highlands Drive
Nashville, TN 37221

Send Tax Bills To:
New American Mortgage, LLC
40 Burton Hills Blvd. 415
Nashville, TN 37215

Map-Parcel Number:
142 16 0C 029.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTOPHER C. PURI AND WIFE, MELISSA S. PURI**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **MICHAEL T. SKAGGS**, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 29 on the Plan of Devon Highlands, Phase 2, of record in Book 6900, page 398, and amended in Book 7900, page 517, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Christopher C. Puri and spouse, Melissa S. Puri by deed dated June 13, 2003, from Michael E. Engel and spouse, Jeannine Z. Engel, recorded on June 18, 2003, as Instrument No. 20030618-0083951, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20120084868 DEEDWARR
Recvd: 11/06/12 12:39 3 pgs
Fees:18.00 Taxes:1184.00
20121106-0102420

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. All matters as shown on the Plan of record in Book 6900, page 398, and amended in Book 7900, page 517, Register's Office for Davidson County, Tennessee.

2. All matters as shown on the Plan of record in Book 9700, page 743, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions of record in Book 7517, page 283; as amended by Book 7517, page 367; Book 8180, page 222; Book 8712, page 618; Book 8712, page 620; Book 8796, page 410; Book 8796, page 416; Book 9150, page 182; Book 9492, page 594; Book 9492, page 600; Book 10692, page 750 and Book 10692, page 753, Register's Office for Davidson County, Tennessee.

4. Agreement for dedication of easement for water line and ingress and egress to water tank site of record in Book 5459, page 654 and in Book 5473, page 171, Register's Office for Davidson County, Tennessee.

5. Easement to Metropolitan Government of Nashville and Davidson County, Tennessee acting by and through the Electric Power Board of said government of record in Book 4549, page 650, Register's Office for Davidson County, Tennessee.

6. Easement for road purposes and out fill slopes easement contained in the right of way Deed of record in Book 2554, page 385, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2621 South Highlands Drive, Nashville, TN 37221**.

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 heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 31st day of October, 2012.

CHRISTOPHER C. PURI

MELISSA S. PURI

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHRISTOPHER C. PURI**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of October, 2012

(Seal) WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 5, 2014

Notary Public

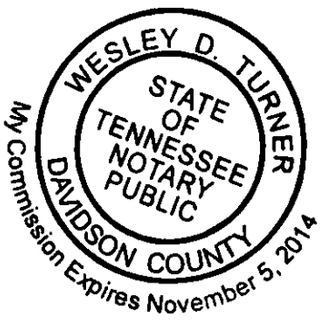
My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MELISSA S. PURI**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of October, 2012

(Seal)



Notary Public

My Commission Expires: _____