THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 148,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY March, 2013 Notary Public MY COMMISSION EXPIRES: March 8, 2016 (AFFIX SEAL)
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	

PRISCILLA C. URBANEK DAVIDSON COUNTY, TENNESSEE STATE OF TENNESSEE NOTARY PUBLIC

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Edward Puckett	New owner	MAP 172-3-B
629 Magnolia Lane	529 Brennan Lane	PARCEL 59CO
Nashville, TN 37211	Franklin, TN 37067	
(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, I **Nancy Jo Ann O'Bryan, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Edward Puckett and Rebecca F. Puckett, husband and wife**

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:

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of the Woodlands, Phase 2, of record in Book 6900, page 635, Registers office for Davidson County, Tennessee.

Being the same property conveyed to Nancy Jo Ann O'Bryan by quitclaim deed from Joseph F. O'Bryan as of record in Book 10352, page 505, Registers office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **629 Magnolia Lane, Nashville, TN 37211.**

BILL GARRETT, Davidson County
Trans:T20130025116 DEEDWARR
Recvd: 03/28/13 09:24 2 pgs
Fees:13.00 Taxes:547.60
20130328-0030416

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.

Witness _____ hand( ) this the 28th day of March, 2013.

Nancy Jo Ann O'B by Kelly O'Bryan Attorney in fact

Nancy Jo Ann O'Bryan by Kelly O'Bryan, Attorney-in-Fact

STATE OF Florida
COUNTY OF St Lucie

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kelly O'Bryan with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Nancy Jo Ann O'Bryan**, as HER Attorney in Fact, as the free act and deed of the within named **Nancy Jo Ann O'Bryan**.

Witness my hand and official seal this the 28th day of March, 2013.

My Commission expires 1/25/14

Notary Public

MARGIE BRONNER
MY COMMISSION #DD955508
EXPIRES: JAN 25, 2014
Bonded through 1st State Insurance