13-04-0B

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF MAY, 2013. Notary Public MY COMMISSION EXPIRES: 9/9/14 (AFFIX SEAL)
Davidson County DEEDWARR Recvd: 05/20/13 09:49 2 pgs Fees:13.00 Taxes:1128.50 20130520-0050419 DEE FILES KENNEDY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON	

THIS INSTRUMENT WAS PREPARED BY

Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rebecca Ackerman-Lieberman (NAME)	Avenue Bank (NAME)	Map 104-13-B
401 Bowling Avenue, Unit 88 (ADDRESS)	3823 Cleghorn Avenue (ADDRESS)	Parcel 80 CO
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (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, **MARGARET BURNEY-PUCKETT**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **REBECCA ACKERMAN-LIEBERMAN, UNMARRIED,** 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 Building Site No. 80 on the Plan of Richmeade Place, Section 5, a Planned Unit Development, of record in Plat Book 5210, page 141, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof, together with one membership in Richmeade Place Homeowners Association, Inc., a not-for-profit corporation, and all obligations and privileges thereunto belonging or in anywise appertaining to said membership.

Being the same property conveyed to Margaret Burney-Puckett, by deed dated October 24, 2008, from Edward Thomas Moss and wife, Lynn H. Moss of record in Instrument No. 20081028-0107447, said Register's Office.

This conveyance is subject to (a) 2013 real property taxes; (b) all matters appearing on the plan of record in Book 5210, page 141, said Register's Office; (c) restrictive covenants of record in Book 4941, page 637, Book 5036, page 338, Book 5019, page 946, Book 5039, page 256, Book 5094, page 473, Book 5238, page 385, Book 5408, page 210 and Book 5733, page 628, said Register's Office; and (d) Bylaws of record in Book 5213, page 945, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 401 Bowling Avenue, Unit 88, Nashville, Tennessee 37205

(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.

Witness my hand this 13 day of May, 2013.

Margaret Burney-Puckett

Margaret Burney-Puckett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Margaret Burney-Puckett, the bargainor, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 13 day of May, 2013.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Peter Weiss

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for this county and state, Peter Weiss who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 9/9/14

Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON