WHEN RECORDED RETURN TO:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

13-4771

WARRANTY DEED

State of Tennessee)
County of Davidson)

G#25497-2

The actual consideration or value, whichever is greater, for this transfer is **$259,900.00.**

Affiant

Subscribed and sworn to before me, this the 31st day of October, 2013.

Notary Public

My commission expires: 6-1-2015

(AFFIX SEAL)

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1, 2015

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Harry A. Wagner	SWBC Mortgage Corp., Ln#052905304	**04600008500**
4888 Bull Run Road	P.O.Box 986	
Ashland City, TN 37015	Newark, NJ 07184-0986	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Randall Puckett, an unmarried man

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Harry A. Wagner, an unmarried person

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in the 13th Civil District of Davidson County, Tennessee, described according to a survey by Southern Land Associates, Inc., Land Surveyors, dated November 16, 1978, and described as follows:

BEGINNING at a point in the northerly margin of a Roadway, said point being in the original easterly boundary line of the property conveyed to Herbert Smith and wife, of record in Book 2647, Page 621, Register's Office for said County; thence, North 30 degrees 44 minutes 03 seconds West 808.26 feet; thence, North 3 degrees 45 minutes 00 seconds East 2587.37 feet; thence, North 86 degrees West 264 feet; thence, South 3 degrees 45 minutes 00 seconds West 2772 feet; thence, South 30 degrees 54 minutes 53 seconds East 897.69 feet on the northerly margin of said Roadway; thence, with the same North 43 degrees 17 minutes 41 seconds East 331.37 feet to the BEGINNING, containing 22.382 acres, more or less.

BEING the same property conveyed to Randall Puckett and Charles K. Kelley, by Warranty Deed dated May 18th, 2001, from Harold D. McLerran and wife, LaDona McLerran, of record in Instrument No. 20010524-0054375, Register's Office for Davidson County, Tennessee. The said Charles K. Kelley, an unmarried man, having conveyed his interest to Randall Puckett, an unmarried man, by Quitclaim Deed dated March 26th, 2010, of record in Instrument No. 20100401-0024253, said Register's Office.

THE conveyance of the above described parcel of land is subject to the following:

1) Grant of Transmission Line Easement of record in Book 1318, Page 199, Register's Office for Davidson County, Tennessee;

BILL GARRETT, Davidson County
Trans:T20130094769 DEEDWARR
Recvd: 11/06/13 10:11 2 pgs
Fees:13.00 Taxes:961.63
20131106-0115045

2) Conveyance of Water Easements of record in Book 6418, Page 235, in Book 6400, Page 710, and in Book 6615, Page 687, Register's Office for Davidson County, Tennessee;

3) Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 6642, Page 453, and in Book 6642, Page 454, said Register's Office;

4) Pipeline Right-of-Way Easement of record in Book 8676, Page 53, said Register's Office;

5) Subject to the right-of-way of any road which may lie on said premises; and,

6) Taxes for the current year which have been prorated and paid by the Grantor herein and subsequent years, not yet due and payable.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

This is improved property, known as: **4888 Bull Run Road, Ashland City, TN 37015**.

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 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/our hand(s) this **31st** day of **October, 2013.**

Randall Puckett

Randall Puckett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Randall Puckett,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **31st** day of **October, 2013.**

Notary Public

My Commission Expires: 2/13/17

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY