Davidson County DEEDWARR
Recvd: 03/13/14 13:16 3 pgs
Fees:18.00 Taxes:832.50
20140313-0021119

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MDS)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

GENERAL WARRANTY DEED

Address New Owner (s) As Follows:	Send Tax Bills To:	Map Parcel Numbers
Jeffery Daniel Pugh 2525 Ravine Drive Nashville, TN 37217	Same	135-16-0-A-049.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, Shalene I. Archer and C. Ben Ermis (collectively the "Grantors") have bargained and sold, and by these presents transfer and convey unto Jeffery Daniel Pugh, ("Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 86 on the Plan of Subdivision of Tracts 8, 9, & 10 of Nashboro Village of record in Plat Book 5200, Pages 186-189, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Shalene I. Archer and C. Ben Ermis, both unmarried, by Warranty Deed of record in Book 11650, page 168, in the Register's Office of said County.

This is improved property known as 2525 Ravine Drive, Nashville, TN 37217.

This conveyance is made subject to such limitations, restrictions, and encumbrances as may affect the said property (the "Permitted Exceptions").

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantees, their heirs and assigns, forever. Grantors covenant, subject to the Permitted Exceptions, that Grantors are lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantors further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to said land to Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the Permitted Exceptions.

IN WITNESS WHEREOF, the undersigned have executed this instrument on this 5TH day of March, 2014.

Shalene I. Archer

C. Ben Ermis

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Shalene I. Archer and C. Ben Ermis, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5th day of March, 2014.

Notary Public

My Commission Expires: 1-9-18

SAM ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-9-2018

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $225,000.00.

Affiant

Subscribed and sworn to before me this 5th day of March, 2014.

Notary Public

My Commission Expires: 1-9-18

SAM ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-9-2018

12878404.1

Affidavit

I, Danielle Burns , do hereby make oath that I am 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.

Danielle Burns

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ruth F. Arnold , a notary public for this county and state, Danielle Burns

who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ruth F. Arnold

Notary signature

My Commission Expires: August 17, 2015

Notary Seal:

