WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140031149 DEEDWARR
Recvd: 05/06/14 12:03 2 pgs
Fees:13.00 Taxes:778.85
20140506-0038501

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$210,500.00.**

Affiant

Subscribed and sworn to before me this 2nd day of May 2014

Notary Public
My Commission expires: 10/18/16
(Affix Seal)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER
Tony Greg Puckett	Regions Mortgage	Map 061-15-0 Parcel 273.00
3902 Oxford Street	2050 Parkway Office Circle	
Nashville, TN 37216	Birmingham, AL 35244	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **David R. Taylor and Littera L. Taylor,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Tony Greg Puckett and Jennifer A. Puckett, Husband and Wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of M. N. Young's Inglewood Annex, as shown by plat of record in Plat Book 547, page 197, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to David R. Taylor and Littera L. Taylor by Warranty Deed from Winward Properties, Inc. dated 8/15/13 of record in Instrument Number 20130829-0091470, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2014 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 547, page 197, Register's Office Davidson County, Tennessee.
- Agreement for Dedication of Easement of Sanitary Sewers and/or Storm Drainage of record in Book 4283, page 433, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3902 Oxford Street, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this May 2, 2014.

David R. Taylor

Littera L. Taylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **David R. Taylor and Littera L. Taylor** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 2, 2014

My commission expires 11-6-17

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY