WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150069260 DEEDWARR
Recvd: 08/18/15 08:25 2 pgs
Fees:13.00 Taxes:739.99
20150818-0082781

R-VRES-15-001125

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,998.00.

James N Pukas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF AUGUST, 2015.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James N. Pukas and Natalie Pukas	**SWBC Mortgage Corp**	
(NAME) **1125 White Mountain Lane**	(NAME) **9311 San Pedro Ave., Ste. 100**	**135-14-0A-040.00-CO**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **San Antonio, TX 78216**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **PHILLIP SMITH, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JAMES N. PUKAS, A SINGLE MAN, AND NATALIE PUKAS, A SINGLE WOMAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 40 on the Plan of Final Plat - Phase Two, Pinnacle Point Subdivision of record in Plat Book 6900, Page 140, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Phillip Smith, unmarried by Warranty deed from Jason B. Olinger and Allison Olinger, husband and wife of record in Instrument No. 20100331-0023966 Register's Office for Davidson County, Tennessee, dated March 26, 2010 and recorded on March 31, 2010.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- All matters shown on the Plan of record in Plat Book 6900, Page (s) 140 and 141, amended in Book 7272, page 218, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 6405, Page 169, Book 7032, Page 730, Book 7032, Page 733, amended in Book 7067, page 739, supplemented in Book 10097, page 390, Instrument No. 20010504-0046047 and Instrument No. 20010504-0064048, Register's Office for Davidson County, Tennessee.
- Articles of Incorporation of record in Book 7058, Page 234 and Book 7065, Page 959, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 7097, Page 158, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 7097, Page 59, Book 7097, Page 68, Book 7097, Page 188, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20100331-0023966 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1125 White Mountain Lane, Antioch, Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 13th DAY OF AUGUST, 2015.

Phillip Smith

Danielle Smith

The said Danielle Smith joins herein to convey any and all marital interest she may have in the above-described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHILLIP SMITH and DANIELLE SMITH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13 of August, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212