WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150080314 DEEDWARR
Recvd: 09/21/15 15:04 2 pgs
Fees:13.00 Taxes:1128.50
20150921-0095880

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

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 16th DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/24/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Katherine Workman and Eric Workman	New Owner	
(NAME)	(NAME)	
5197 Regent Drive		160-03 061.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(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, WE, **AVERY PUCKETT AND WIFE, SUSAN H. PUCKETT**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARY KATHERINE WORKMAN AND ERIC WORKMAN,** 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 Lot 236, HAILEYWOOD ESTATES, SECTION 8-B, as shown on plat of record in Plat Book 2854, Page 148, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Avery Puckett and wife, Susan H. Puckett by Warranty Deed from Joe W. Turner and Sheila Brown, recorded on the 11th day of March, 1977 in Deed Book 5123, Page 607, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) 2015 real property taxes; (b) All matters appearing on the plan of record in Plat Book 2854, Page 148, said Register's Office; and (c) Restrictive Covenants of record in Book 3179, Page 394, said Register's Office. Avery Puckett and Avery L. Puckett are one and the same.

unimproved
This is improved x property, known as 5197 Regent Drive, Nashville, TN 37220
(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 16 day of September, 2015.

Avery Puckett by Susan H Puckett
Attorney in Fact
AVERY L. PUCKETT, BY: SARAH SUSAN H. PUCKETT, ATTORNEY-IN-FACT

Susan H Puckett
SUSAN H. 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 Susan H. 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 16 day of September, 2015.

Commission expires:

Notary Public

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16 day of September, 20, before me personally appeared Susan H. Puckett, to me known to be the person who executed the foregoing instrument on behalf of Avery L. Puckett and acknowledged that she executed the same as the free act and deed of Avery L. Puckett.

Witness my hand and official seal at Nashville, Tennessee this 16 day of September, 2015.

Commission expires:

Notary Public

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