Davidson County	**DEEDWARR**
Recvd: 11/20/15 08:27	**3 pgs**
Fees:18.00 Taxes:912.05	
20151120-0117656	

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 57856
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Ian McCuskey 310 Woodberry Drive Nashville, TN 37214	310 N. Bank 50 Franklin Street Clarksville, TN 37040

TAX MAP PARCEL NUMBERS: 09507002600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$246,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Shaun Purucker and Beth Purucker**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ian McCuskey** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 83 on the Plan of Merry Oaks of record in Book 1835, pages 67 and 68, Register's Office for said County, To which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Shaun Purucker, unmarried, and Beth Thomas, unmarried, as joint tenants with the right of survivorship by Warranty Deed from James L. Farley and wife, Mandy A. Farley, dated June 15, 2010 and recorded on June 17, 2010, of record in Inst. No. 20100617-0047057, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Inst. No. 2010217-0100493, said Register's Office, subject property was conveyed to Shaun Purucker and Beth Purucker, husband and wife.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1835, pages 67 and 68, said Register's Office, which Plan shows a 50, foot minimum building setback line from Woodberry Drive, and a 20 foot easement for public utility purposes along the rear line(s) of said lot; Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson county, Tennessee, of record in Book 4316, page 639, said Register's Office.

This is improved property, known as 310 Woodberry Drive, Nashville, TN 37214

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of November, 2015.

Shaun Purucker

Beth Purucker

State of Tennessee

County of Davidson

On this 18th day of November, 2015, before me the undersigned authority, personally appeared Shaun Purucker and Beth Purucker, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $246,500.00.

Affiant

Sworn and subscribed before me this 18th day of November, 2015.

My Commission Expires:

HILARY MOHSENZADEH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

Notary

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Hilary Mohsenzadeh
Notary

My Commission Expire: 7-2-18

Notary's Seal (if on paper)

HILARY MOHSENZADEH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).