BILL GARRETT, Davidson County
Trans:T20160041669 DEEDWARR
Recvd: 05/18/16 11:30 2 pgs
Fees:13.00 Taxes:869.50
20160518-0049603

This instrument prepared by:
Benchmark Title Company
110 Public Square - P.O. Box 747
Lafayette, Tennessee 37083

WARRANTY DEED

RESPONSIBLE TAXPAYER(S) AND OWNER(S):
Andrew D. Puckett
7015 Tartan Drive
Brentwood, TN 37027

MAP: 133-07-2-212.00

FOR AND IN CONSIDERATION of Two Hundred Thirty Five Thousand ($235,000.00) dollars, cash in hand paid by the Grantee to the Grantor, the receipt and sufficiency of which are hereby acknowledged in full, I, ***William J. Dycus,*** have bargained and sold, and by these presents do transfer and convey unto, ***Andrew D. Puckett***, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 10, on the Plan of Farley Heights Subdivision, Second Addition of record in Plat Book 2330, page 100, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the property conveyed to William J. Dycus, unmarried by Cash Deed dated March 29, 2004, recorded on April 7, 2004, in Instrument No. 20040407-0039450, Register's Office of Davidson County, Tennessee.

Possession with deed.

2016 taxes shall be prorated.

This property is the principal address of the grantor(s).

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to, ***Andrew D. Puckett***, his heirs and assigns, forever. And I covenant with the said, ***Andrew D. Puckett,*** that I am lawfully seized and possessed of said land in Fee Simple; have a good right to convey it and the same is unencumbered, except for applicable building and zoning regulations, all visible easements, and any restrictions of record.

And I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to said land to the said, ***Andrew D. Puckett,*** his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND, this 13th day of May, 2016.

William J. Dycus

STATE OF TENNESSEE
COUNTY OF MACON

Before me, a Notary Public in and for said State and county, personally appeared, ***William J. Dycus,*** with whom I am personally acquainted (or proved to me by satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Lafayette, Tennessee, this the 13th day of May, 2016.

Stacey Halloway
NOTARY PUBLIC

STACEY HALLOWAY STATE OF TENNESSEE NOTARY PUBLIC MACON COUNTY

MY COMMISSION EXPIRES: 11-21-17

AFFIDAVIT

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is $235,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Andrew Robertson
AFFIANT

Subscribed and sworn to before me this 13th day of May, 2016.

Stacey Halloway
REGISTER OR NOTARY

MY COMMISSION EXPIRES: 11-21-17

STACEY HALLOWAY STATE OF TENNESSEE NOTARY PUBLIC MACON COUNTY

Rnd/RE-15284- Dycus-Puckett Deed