Davidson County DEEDWARR **Recvd: 06/03/16 11:37 4 pgs** **Fees:23.00 Taxes:814.00** **20160603-0056207** **WARRANTY DEED**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00 Affiant Subscribed and sworn to before me, this 1st DAY OF June, 2016 Notary Public MY COMMISSION EXPIRES: 3/3/19 (AFFIX SEAL)
FSBO16-7812	

CASSIE LOVVORN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO: (NAME)	MAP-PARCEL NUMBERS
Sean Thomas McNally	Mortgage Investors Group	
7812 Heaton Way (ADDRESS)	8320 East Walker Springs Lane (ADDRESS)	
Nashville, TN 37211-7053 (CITY) (STATE) (ZIP)	Knoxville, TN 37923 (CITY) (STATE) (ZIP)	173-09-0A-180.00-CO

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, we BRANDON J. PUCKETT, AND KRISTIN L. PUCKETT, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SEAN THOMAS MCNALLY AND ALYSSA ANN MCNALLY, HUSBAND AND WIFE AND KEVIN T. DIXON, A MARRIED MAN, 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. 126 on the Plan of Phase "B", Lenox Village of record in Plat at Instrument No. 20031024-0157237, 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 Brandon J. Puckett, and Kristin L. Puckett, husband and wife by Warranty deed from Mandi Gaskin and husband, Ashley Gaskin of record in Instrument No. 20130515-0049032 Register's Office for Davidson County, Tennessee, dated May 10, 2013 and recorded on May 15, 2013.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Instrument Number 20031024-0157237, Instrument Number 20020315-0032826, amended in Instrument No. 20021226-0158458, Instrument Number 20020412-0045831, Instrument Number 20020315-0032825 and in Instrument No. 20021226-0158459, Instrument Number 20020501-0053757 and as Re-recorded in Instrument No. 20020507-0056338, Instrument Number 20030106-0001756, Instrument Number 20010918-0100850 and in Instrument No. 20010918-0100852, Instrument Number 2001129-0130322, and in Instrument No. 20011112-0123853, Instrument Number 20010103-0000902, Book 7361, Page 230, Book 7985, Page 449, Instrument No. 20020408-0042676, Instrument No. 20020722-0087469, and in Instrument No. 20020628-0078164; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 7812 Heaton Way , Nashville, Tennessee 37211-7053
(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 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 1st day of June, 2016.

Brandon J. Puckett

Kristin L. Puckett

STATE OF Tennessee
COUNTY OF Williamson

On this ___ day of _____, 2016, before me personally appeared Brandon J. Puckett and Kristin L. Puckett, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this ___ day of _____, 2016.

_____
Notary Public
My Commission Expires:

SEE ATTACHED FORM FOR
NOTARY CERTIFICATE

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Luis Obispo)

On May 31st 2016 before me, Tori L. Miles, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Brandon J. Puckett and Kristin L. Puckett,
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

TORI L. MILES
Commission # 2107896
Notary Public - California
San Luis Obispo County
My Comm. Expires Apr 20, 2019

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith 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, Deanna Cooper, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 05/13/2020

