BILL GARRETT, Davidson County
Trans:T20160060281 DEEDWARR
Recvd: 07/14/16 09:15 3 pgs
Fees:18.00 Taxes:543.90
20160714-0072110

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Joe Kip Cummins & Lori S. Cummins
505 Patterson Street
Nashville, TN 37211-2807

SEND TAX BILL TO:
New owner

MAP/PARCEL 133-01-0-082.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Alice Faye Puckett, James Thomas Puckett, Tammy Diane Guy, Ronald Dean Puckett, Lisa Marie Porter and Lor Ann Puckett, heirs of Estate of Earl Dean Puckett,** has this day bargained and sold, and does hereby transfer and convey unto **Joe Kip Cummins and Lori S. Cummins, husband and wife,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of Patterson's Subdivision of Maplehill of record in Plat Book 332, Page 75, 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 Earl E. Mitchell and wife, Edna V. Mitchell by Warranty deed from James Wesley Pate, Jr. and wife, Eula Pearl Pate of record in Book 1290, page 469, Register's Office for Davidson County, Tennessee, dated July 10, 1944 and recorded on July 10, 1944.

The said Earl E. Mitchell having since died, predeceasing his wife, Edna V. Mitchell. The said Edna V. Mitchell having since died, leaving a Last Will and Testament of record in Instrument No. 20080508-0047829, Register's Office for Davidson County, Tennessee. Property was devised to Earl D. Puckett. The said Earl D. Puckett having since died on December 28, 2011. The Estate was filed in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Docket No. 12P854.
affidavit of heirship filed as 20160714-0072107 R.O.D.C.

This is improved property known as: **505 Patterson Street, Nashville, Tennessee 37211.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be

prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 332, page 75, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 1st day of July, 2016.

BY: Alice Faye Puckett
Alice Faye Puckett

BY: James T Puckett
James Thomas Puckett

BY: Tammy Diane Guy
Tammy Diane Guy

BY: Ronald Dean Puckett by Alice Faye Puckett as attorney in fact
Ronald Dean Puckett by Alice Faye Puckett as attorney-in-fact, recorded in Instument No. 20160714-0072108 Register's Office of Davidson County, Tennessee.

BY: Lisa marie Porter
Lisa Marie Porter

BY: Lori Ann Puckett by Alice Faye Puckett as attorney in fact
Lori Ann Puckett by Alice Fay Puckett as attorney-in-fact, recorded in Instrument No. 20160714-0072109 Register's Office of Davidson County, TN.

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Alice Faye Puckett,James Thomas Puckett, Tammy Diane Guy and Lisa Marie Porter,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 1st day of July, 2016.

Beverly J. Heatherly
NOTARY PUBLIC

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alice Faye Puckett, as attorney-in-fact for Ronald Dean Puckett and Lori Ann Puckett, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that she executed the within instrument as the free act and deed of the said Ronald Dean Puckett and Lori Ann Puckett, the within named bargainor, for the purposes therein contained by virtue of a Durable Limited Power of Attorney duly executed by the said Alice Faye Puckett, and recorded simultaneously herewith in Instrument No. 20160714-0072108 20160714-0072109, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at office on this the 1st day of July, 2016.

Notary Public

Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $147,000.00.

AFFIANT

Subscribed and sworn to before me this the 1st day of July, 2016.

NOTARY PUBLIC

My Commission Expires: 10-07-19

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
ID No. 182400