WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160065014 DEEDWARR
Recvd: 07/28/16 12:48 2 pgs
Fees:13.00 Taxes:749.25
20160728-0077819

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $202,500.00

Affiant

Subscribed and sworn to before me this 27 day of July, 2016

Notary Public
My Commission expires: (Affix Seal)

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN My Commission Expires September 18, 2017

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
White Pines Building Group, LLC	New Owner	091-06-0-031.00
2517 Eugenia Avenue, Suite 202		
Nashville, TN 37211-2159		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jane Puckett**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **White Pines Building Group, LLC, a Tennessee limited liability company**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 9 on the preliminary plan of the Morrow Road Subdivision, not of record, described according to a survey made by W.W. Turner, Company, Engineers, August 7, 1947, as follows:

BEGINNING at a point on the northerly margin of Morrow Road, at the Northwest corner of said Morrow Road, and 59th Avenue North (not constructed); thence with the westerly margin of said 59th Avenue North, northwardly 125 feet to an iron pin in the southerly margin of an alley; thence with the southerly margin of said alley, north 58 deg. 15 min. west 56 feet to the common corner of Lot Nos. 8 and 9; thence with the line between said Lot Nos. 8 and 9, southwardly 125 feet to a point on the northerly margin of said Morrow Road; thence with the northerly margin of said Morrow Road, 58 deg. 15 min. east 56 feet to the beginning.

Being the same property conveyed to Jesse Puckett and wife, Jane Puckett from Carol A. Edde, unmarried, and Helen M. Rose, unmarried by Warranty Deed on March 15, 2000, of record in Instrument Number 20000316-0027022, Register's Office for Davidson County, Tennessee. The said Jesse Frank Puckett having since died on December 1, 2008, leaving said property to Jane Puckett by right of survivorship.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years, plus any penalties and interest which may accrue.

This is improved property known as: **5900 Morrow Road, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this July 15, 2016.

Jane Puckett
Jane Puckett

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jane Puckett** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 15, 2016

My commission expires 5-24-17

Julie Coone
Notary Public

