# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170024253 DEEDWARR
Recvd: 03/22/17 11:04 2 pgs
Fees:13.00 Taxes:617.53
20170322-0027946

State of Tennessee
County of

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of March, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

ROBERT L. SCRUGGS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017

**THIS INSTRUMENT WAS PREPARED BY**
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NUMBER |
|---|---|---|
| Maxwell Putnam | MIB | |
| (NAME) | (NAME) | |
| 237 Hickory Street | 8320 East Walker Springs Lane (ADDRESS) Ste. 200 | Parcel 340.00 |
| (ADDRESS) | | |
| Madison, TN 37115 | Knoxville TN 37923 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Brian Bequette,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Maxwell Putnam and Shannon Lauritsen, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a 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. 10 on the Plan of Crittenden Estates, Block E, as of record in Plat Book 974, page 69, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete description.

Said Lot 10 Fronts 50 feet on the north side of Hickory Street, formally Oak Street, and runs back between lines 131.7 feet on the west line and 131.1 feet on the east line to a dead line in the rear on which it measures 50 feet.

Being the same property conveyed to Brian Bequette by Warranty Deed from Chris Thompson and wife Cherish Thompson filed for record on December 29, 2014 in Instrument No. 20141229-0118389, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and compete land survey of the land and not shown by the Public Records.

This property is not a marital residence of the Grantor and as such is not subject to any homestead dower or other marital interest.

unimproved ☐

This is improved ☑ property, known as 237 Hickory Street, Madison, TN 37115
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 20th day of March, 2017.

Brian Bequette

State of Tennessee
County of Davidson

Personally appeared before me Brian Bequette, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20 day of March, 2017.

Notary Public ~~Robert L. Scruggs~~

My Commission Expires: 9-7-2020

File No.: 37544

