BILL GARRETT, Davidson County
Trans:T20170053952 DEEDWARR
Recvd: 06/23/17 11:25 2 pgs
Fees:13.00 Taxes:928.70
20170623-0063388

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $251,000.00 (Two Hundred Fifty One Thousand).

AFFIANT

Subscribed to and sworn before me this 20th day of June, 2017.

NOTARY PUBLIC MY COMMISSION EXPIRES: May 22, 2019

MICHELLE LEE PEPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
NOTARY SEAL

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 0188-38075

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Daniel M. Puzzo 1020 Delmas Avenue Nashville, TN 37216	New Owner	07209024600

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LAURA LUCI DECK, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **DANIEL M. PUZZO, A SINGLE MAN,** HEREINAFTER CALLED THE **GRANTEE(S),** 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 the West one-half of Lot No. 41 on the map of East Hill Addition, as of record in Book 332, Page 33, Register's Office for said county.

Said part of said Lot fronts 50 feet on the South side of West Delmas Avenue, and runs back between parallel lines, 191 feet, more or less to a dead line.

Being the same property conveyed to Laura Luci Deck, unmarried, by deed from Lindsay T. Sullivan, married, of record in Instrument No. 20150707-0065873 dated July 1, 2015 and recorded July 7, 2015, Register's Office for Davidson County, Tennessee.

Being also known as 1020 Delmas Avenue, Nashville, Tennessee 37216.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **1020 DELMAS AVENUE** **NASHVILLE, TN 37216**

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. Whenever 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, this 20th day of June, 2017

Laura Luci Deck

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 20th day of June, 2017, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Laura Luci Deck** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 20th day of June, 2017.

Notary Public

Commission Expires: _____

JEFFREY M. GRIGSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

LTSR Number:

GTE File: 2017054584