RECORDING INFORMATION

Davidson County DEEDWARR
Recvd: 08/23/17 15:51 3 pgs
Fees:18.00 Taxes:666.00
20170823-0086811

STATE OF Tennessee)
COUNTY OF Robertson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $180,000.00.

Affiant

Sworn to and subscribed before me this 23rd day of August, 2017.

Notary Public

My Commission Expires: 03/24/2020

LISA G HODGES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY (SEAL)

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
John M. Puckett, Jr. 409 Alta Loma Road Goodlettsville, TN 37072	New Owner(s)	02516005500

This Indenture is made on the 23rd day of August, 2017, by and between **JACKIE RAY BLACKBURN** ("Grantor"), and **JOHN M. PUCKETT, JR.** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Goodlettsville Heights, Section IV of record in Plat Book 2133, Page 43, 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 Carl Blackburn and wife, Gladys Blackburn, by warranty deed from Earl Ayers and wife, Wilma S. Ayers, of record in Book 2336, Page 103, Register's Office for Davidson County, Tennessee, dated December 10, 1954 and recorded on December 10, 1954.

Gladys Blackburn having since died February 10, 2017, being predeceased by husband Carl Blackburn. She leaves Jackie Ray Blackburn as her sole heir in a will probated at Docket No. 17P608 in the Circuit Probate Court for Davidson County, Tennessee. Jackie Ray Blackburn is also noted as the remaining heir of record in Affidavit of Heirship recorded at Instrument No. 20170224-0018451, said Register's Office.

This is improved property known as 409 Alta Loma Road, Goodlettsville, TN 37072.

This conveyance is being made subject to:

1. Any and all applicable zoning and setback requirements.

2. Taxes for the year 2017 and subsequent years, a lien not yet due and payable.

3. Subject to all matters shown on the Plan of record in Plat Book 2133, Page 43, Register's Office for Davidson County, Tennessee.

4. Restrictions of record in Book 2147, Page 53, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 23rd day of August, 2017.

GRANTOR:

Jackie Ray Blackburn

Jackie Ray Blackburn

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, JACKIE RAY BLACKBURN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of August, 2017.

Notary Public

My Commission Expires: 2-27-2019

RYAN GARDNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 02-27-2019

TRUE COPY CERTIFICATION

I, RYAN GARDNER, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ryan Gardner

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, LISA HODGES, a notary public for this County and State, RYAN GARDNER, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 03/24/2020

LISA G HODGES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY