THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33943-10-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $768,000.00. Kelly Ray Affiant Subscribed and sworn to before me this 31st day of October, 2017. Carmen Coats Notary Public My Commission Expires:

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

WARRANTY DEED

Address New Owner: Brittany Robertson Puckett, Andrew Lawrence Puckett 317 51st Avenue North Nashville, TN 37209	**Send Tax Bills To:** ACCESS NATIONAL MORTGAGE 1800 ROBERT FULTON DR STE 350 RESTON, VA 20191	**Tax Information:** Map and Parcel No.: 091 15 0 162 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stephanie Lowe and James Sieffert, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brittany Robertson Puckett and Andrew Lawrence Puckett, wife and husband** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 317 51st Avenue North, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Bill Garrett Davidson County
Batch# 22509 **DEEDWARR**
11/06/2017 01:13:07 PM 3 pgs
Fees: $18.00 Taxes: $2,841.60

20171106-0113869

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of October, 2017.

Stephanie Lowe

James Sieffert

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephanie Lowe and James Sieffert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of October, 2017.

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 7, 2019

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Part of Block 8 of the Plan of Realty Savings Bank & Trust Co's Revised Plan of West Extension of Charlottte Park Company's First Addition, of record in Plat Book 421, page 18, in the Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at the northwest corner of 51st Avenue North and Elkins Avenue, thence with the west margin of 51st Avenue North, northerly 45 feet; thence westerly parallel with Elkins Avenue, 150 feet to the easterly margin of an alley; thence with said alley southerly 45 feet to the northerly margin of Elkins Avenue; thence with the northerly margin of Elkins Avenue easterly 150 feet to the beginning.

Being the same property conveyed to Stephanie Lowe and James Sieffert, both unmarried, as joint tenants with right of survivorship, by deed dated June 25, 2013 from Jeremy C. Bockman, of record in Instrument No. 20130626-0065593, Register's Office for Davidson County, Tennessee. Stephanie Lowe and James Sieffert having since married.

This conveyance is made subject to:

1. All matters appearing on the Plan of record as Book 421, page 18, Register's Office for Davidson County, Tennessee.
2. Restrictive Covenant for Detached Structure recorded in Instrument No. 20130124-0008044, Register's Office for Davidson County, Tennessee.