Bill Garrett Davidson County
Batch# 84602 DEEDWARR
04/25/2018 12:25:24 PM 2 pgs
Fees: $13.00 Taxes: $1,093.35
20180425-0039017

Warranty Deed

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $295,500.00.

Affiant

Subscribed and sworn to before me, this the 20th day of April, 2018.

Notary Public

My commission expires: 11-5-19

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Diane Thompson	New Owner	
3800 Kingswood Avenue		061-15-0-378.00
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BRICE R. A. PUFAHL AND SPOUSE, ELISABETH J. PUFAHL**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DIANE THOMPSON, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Southerly 50 feet of the Northerly 75 feet of the Westerly 100 feet of Lot No. 269, on the Plan of Inglewood Place, as of record in Book 332, page 101, Register's Office for Davidson County.

Said part of said Lot No. 269 fronts 50 feet on the Easterly side of Kingswood Avenue, formerly "B" Street and runs back between parallel lines 100 feet to a dead line.

Being the same property conveyed to Brice R. A. Pufahl and spouse, Elisabeth J. Pufahl by Warranty Deed from Julian R. Soell, married of record in Instrument No. 20060113-0005614 Register's Office for Davidson County, Tennessee, dated January 11, 2006 and recorded on January 13, 2006.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 3800 Kingswood 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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of April, 2018.

Brice R. A. Pufahl

Elisabeth J. Pufahl

STATE OF MONTANA
COUNTY OF Gallatin

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brice R. A. Pufahl and Elisabeth J. Pufahl, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 19th day of April, 2018.

Notary Public

My Commission Expires:

KALLI LEEP
NOTARIAL SEAL
STATE OF MONTANA

KALLI LEEP
Notary Public
for the State of Montana
Residing at:
Belgrade, Montana
My Commission Expires:
November 24, 2019

Return to:

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206