Bill Garrett Davidson County
Batch# 106852 DEEDWARR
06/20/2018 12:34:33 PM 2 pgs
Fees: $13.00 Taxes: $906.50

20180620-0059446

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Amy Dieterle
Affiant

Subscribed and sworn to before me, this 19TH DAY OF JUNE, 2018.

Rwalters
Notary Public

MY COMMISSION EXPIRES: 8.17.19

(AFFIX SEAL)

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen Puckett and Elen Puckett, husband and wife	New Owner (NAME)	
2411 Springview Drive (ADDRESS)	(ADDRESS)	095-11-0-131.00
Nashville, TN 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Paulette K. Acree, an unmarried woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Stephen Puckett and Elen Puckett, husband and wife, hereinafter called the Grantees, their heirs and assigns, that 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. 16 ON THE PLAN OF MERRY OAKS, SECTION II, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 2133, PAGE 8, AS CORRECTED IN BOOK 2338, PAGE 566, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

INCLUDED IN THE ABOVE BUT EXCLUDED IS "PART OF LOT 16 BEGINS AT THE SOUTHWESTERLY CORNER OF LOT 17 AND RUNS NORTHERLY 30 FEET ALONG A LINE BETWEEN LOTS 17 AND 16, RUNNING THENCE SOUTHWESTERLY 157.4 FEET TO A POINT OF THE LINE BETWEEN LOT 16 AND 15; THENCE SOUTHERLY FOR 41.0 FEET TO THE SOUTHEASTERLY CORNER OF LOT 15 ON A DEAD LINE; THENCE NORTHEASTERLY ALONG A DEAD LINE 172.2 FEET BACK TO THE POINT OF BEGINNING, WHICH WAS CONVEYED TO JORDAN F. LITSEY AND WIFE, PEGGY LITSEY BY DEED OF RECORD IN BOOK 4977, PAGE 146, REGISTER'S OFFICE FOR SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO PAULETTE K. ACREE, AN UNMARRIED WOMAN BY WARRANTY DEED FROM JEFFREY A. ALCOCK AND MARY ALCOCK, HUSBAND AND WIFE, OF RECORD IN INSTRUMENT NO. 20070619-0073042, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2411 Springview Drive, Nashville, TN 37214
(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 hand(s) this 19th day of June, 2018.

WARRANTY DEED
(Continued)

Paulette K. Acree

Paulette K. Acree

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paulette K. Acree, an unmarried woman, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the .

Mary Birthright

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072