WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 138145 DEEDWARR
09/10/2018 08:32:43 AM 2 pgs
Fees: $13.00 Taxes: $1,822.25

20180910-0089129

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

B-FC-18-4029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $492,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 11-8-2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Benjamin Todd Puckett	**NEW OWNER**	
(NAME)	(NAME)	**103-8-222.00**
4029 Aberdeen Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CARRIE R. HUSSAIN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BENJAMIN TODD PUCKETT,*** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

*married

Land in Davidson County, Tennessee, being Lot No. 28 of Block G on the Plan of Cherokee Park, Second Section, of record in Plat Book 547, Pages 175 and 176, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Carrie Rohling, a single woman, by Warranty Deed from Ray E. Pruett and wife, Diane M. Pruett, a one-half undivided interest, and Deborah S. Owens, a one-half undivided interest, joined by her spouse, James E. Owens, recorded April 16, 2014 in Instrument No. 20140416-0031682, Register's Office for Davidson County, Tennessee.

The said Carrie Rohling, having since married is now known as Carrie Hussain. Her spouse, Raza Hussain joins in the execution of this instrument to convey any and all rights in and to said property.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 547, Pages 175 and 176, Register's Office for Davidson County, Tennessee.
- Taxes for the year 2018, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4029 Aberdeen Road, Nashville, Tennessee 37205**.

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. 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 the 5th DAY OF SEPTEMBER, 2018.

Carrie R. Hussain

Raza Hussain

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARRIE R. HUSSAIN AND RAZA HUSSAIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of September, 2018.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212