WARRANTY DEED

TAREE L RUSSELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of October, 2018

Notary Public

MY COMMISSION EXPIRES: 1/24/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Tyler White and Christina White	New Owner	150-11-328
(NAME)	(NAME)	
3501 Lake Towne Drive	3501 Lake Towne DR.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20182585

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Todd Puhl and wife, Veronica Puhl,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Tyler White and Christina White, husband and wife,** hereinafter called the GRANTEES, 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 Lot No. 136, Lake Town Park, Section Seven, as of record in Plat Book 7900, page 402, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Todd Puhl and wife, Veronica Puhl by Warranty Deed from Donald Wayne Roark, Jr. and wife, Nicole Rene Roark, dated March 13, 2002, of record in Instrument No. 20020314-0032182, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to Restrictions appearing of record in Book 8688, Page 532, said Register's Office, and to easements, setback lines and any matters as set out on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 3501 Lake Towne Drive, Antioch, TN 37013
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Karen Y Johnson Davidson County
Batch# 153104 **DEEDWARR**
10/22/2018 10:58:00 AM 2 pgs
Fees: $13.00 Taxes: $814.00
20181022-0104465

Witness my hand this 18th day of October, 2018

Todd Puhl

Veronica Puhl

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Todd Puhl and Veronica Puhl, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th of October, 2018.

Notary Public
My Commission Expires: 3-2-2021

