RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1811252

Karen Y Johnson Davidson County
Batch# 162129 DEEDWARR
11/19/2018 09:14:30 AM 3 pgs
Fees: $18.00 Taxes: $954.60
20181119-0113422

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $258,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of November, 2018.

NOTARY PUBLIC

My commission expires: 10/14/19

ELIZABETH M. PRESTON * STATE OF TENNESSEE NOTARY PUBLIC * MONTGOMERY COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory R. Dunigan 2502 Sleepy Hollow Drive Nashville, TN 37217	NEW OWNER	149 03 0 023.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Fifty Eight Thousand and 00/100 Dollars ($258,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **PAUL J. PUCKETT**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **GREGORY R. DUNIGAN, A MARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 408 on the Plan of Edge-O-Lake Estates, Section Six of record in Plat Book 3700, Pages 15 and 16, in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Beginning at a point on the Northerly margin of Sleepy Hollow Drive at the common dividing line of lots 408 and 409; thence Northwardly 113.16 feet to a point; thence Eastwardly 113.54 feet to a point in the Westerly margin of Rychen Drive; thence Southwardly along said margin 85 feet to a concrete monument at the beginning of a curve; thence around said curve, Southwestwardly 30.27 feet to a concrete monument in the Northerly margin of Sleepy Hollow Drive; thence Westwardly along said margin 80.54 feet to the beginning.

Being that same property conveyed to Scott Puckett, by Warranty Deed from Lois Greene, a married woman, by Warranty Deed dated February 21, 2017 and recorded in Instrument No. 20170223-0018233, Register's Office for Davidson County, Tennessee. Further conveyed to Paul J. Puckett by Quitclaim Deed from Scott Puckett, dated April 21, 2017 and recorded in Instrument No. 20180321-0026618, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 13th day of November, 2018.

Paul J. Puckett
PAUL J. PUCKETT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Paul J. Puckett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 13th day of November, 2018.

Notary Public

Kimberly Ann King
Printed Notary Name

My commission expires: 9-13-2022

KIMBERLY ANN KING
Notary Public, State of New York
No. 01KI6144120
Qualified in Monroe County
Commission Expires September 13, 2022

True Copy Certification

I, Elizabeth Preston, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Kendall Connell, a notary public for this county and state, **Elizabeth Preston** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/2020

KENDALL CONNELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020