31896-8

Box 14

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-4143

Karen Johnson Davidson County
Batch# 231147 DEEDWARR
05/17/2019 08:32:37 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20190517-0046467

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $300,000.00

Affiant

Subscribed and sworn to before me, this the 16th day of May, 2019

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC SHERRI D. HOLLARS COUNTY OF WILLIAMSON My Comm. Expires Sept. 22, 2019

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Elizabeth Cole Eads and Daniel J. Eads 173 Wheeler Avenue Nashville, TN 37211	Churchill Mtg. Corp., 761 Old Hickory Blvd., #400 Brentwood, TN 37027	133-07-0-212

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), 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, **Andrew D. Puckett**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Elizabeth Cole Eads and Daniel J. Eads, wife and husband**, 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 all of Lot No. 10, Farley Heights, Second Addition, as the same appears on survey and plat of record in Plat Book 2330, page 100, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to Andrew D. Puckett by Warranty Deed from William J. Dycus, dated May 13, 2016, recorded May 18, 2016, of record in Instrument No. 20160518-0049603, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **173 Wheeler Avenue, Nashville, TN 37211.**

The subject property is neither the principal residence of Grantor nor his spouse or any dependent.

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of May, 2019.

GRANTOR:

Andrew D. Puckett

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Andrew D. Puckett, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16th day of May, 2019.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY