THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 255130 DEEDWARR
07/11/2019 08:42:34 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20190711-0067458

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 275,000.00.

Helen K. Holzen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF July, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-6-20

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Helen K. Holzen, Trustee	owner	MAP 103-15-0B
P.O. Box 476		PARCEL 161.00-CO
Nolensville TN 37135		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Ben T. Puckett and wife, Mary Lee Puckett**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Helen K. Holzen, Trustee of The Helen K. Holzen Trust under Agreement dated April 5, 2016**

HEREINAFTER CALLED THE GRANTEE, THEIR SUCCESSORS 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 Unit 161 on the Plan of Lion's Head Condominium Apartments of record in Plat Book 5200, page 82, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Lion's Head Condominium, a horizontal property regime established by Master Deed of record in Book 5340, page 70, corrected in Book 5342, page 683, said Register's Office.

Being the same property conveyed to Ben T. Puckett and wife, Mary Lee Puckett by Warranty deed from Kathryn Thweatt Morton and Margaret Thweatt Drinkard, Devisees under the last will and testament of Margaret A. Thweatt of record in Instrument No. 20020508-0056789 Register's Office for Davidson County, Tennessee, dated May 06, 2002 and recorded on May 08, 2002.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2019; (2) all matters shown on the Plan of record in Plat Book 5200, Page 82 and Plat Book 4675, Page 134; (3) the Master Deed establishing a Horizontal Property Regime of Lions Head Condominium Apartments of record in Book 5340, Page 70, as corrected in Book 5342, Page 683; (4) Charter of record in Book 5342, Page 2; (5) By-Laws of Lions Head Condominium Apartments appended to Master Deed of record in Book 5340, Page 121; (6) Easement(s) for Sanitary Sewers and/or Storm Drainage of record in Book 6909, Page 212 and Book 7196, Page 82; (7) Easement(s) for Sewer Line purposes of record in Book 3224, Page 527 and Book 3376, Page 102,; (8) Easement to construct and maintain a pipe line for natural gas granted to Nashville Gas Co., of record in Book 3969, Page 788; (9) Overhead Line Easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4995, Page 32 and Book 4889, Page 140; (10) Grant of Easement to Comcast of Nashville I, LLC, its successors and assigns, of record in Instrument No. 20120521-0043889; (11) Agreement for Grant of Easement for Conservation Greenway of record in Instrument No. 20040728-0090473 and Instrument No. 20040716-0085277; (12) Grant of Transmission Easement to Piedmont Natural Gas Company, Inc. of record in Instrument Number 20150831-0087898 and 20181012-0101325; (13) Overhead Line Easement granted to Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of record in Book 4495, Page 32 (14) Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel; (15) Subject to rights of others in and to the common areas and/or elements; (16) all applicable governmental and zoning regulations.

This is IMPROVED property known as **4487 Post Place #161, Nashville, TN 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, their successors, 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 GRANTEE, their successors, 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 our hands this the 10th day of July, 2019.

Mary Lee Puckett

Mary Lee Puckett

Ben T Puckett by Mary Lee Puckett

Ben T. Puckett by Mary Lee Puckett, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mary Lee Puckett** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 10th day of July, 2019.

My Commission expires 1-6-20

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mary Lee Puckett** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged tha she executed the within instrument on behalf of **Ben T. Puckett**, as his Attorney in Fact as the free act and deed of the within named **Ben T. Puckett**.

Witness my hand and official seal this the 10th day of July, 2019.

My Commission expires 1-6-20

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public