WARRANTY DEED

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
0719010234

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

GAIL G. VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tony G. Puckett	Tony G. Puckett	05316007300
(NAME)	(NAME)	
407 Pitts Avenue	6503 N. Lenox Avenue	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Nichols Hills, OK 73116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 270396 DEEDWARR
08/13/2019 09:25:19 AM 2 pgs
Fees: $13.00 Taxes: $847.30
20190813-0080553

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 considerations, the receipt of which is hereby acknowledged, I/we Austin Guillemet, a married man, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Tony G. Puckett and Jennifer A. Puckett, husband and wife, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain lot or parcel of land in the 4th Civil District of Davidson County, Tennessee, being part of Tract No. 10 on the unrecorded plan of the Life and Casualty Insurance Company's Subdivision, described as follows:

Beginning on the westerly margin of Pitts Avenue at a point 300 feet south of the southerly margin of the right of way of the Tennessee Central Railroad; thence with the westerly margin of said avenue southwardly 65 feet; thence westwardly and parallel to the southerly margin of said right of way 275 feet; thence northwardly and parallel to the westerly margin of Pitts Avenue 65 feet; thence eastwardly 275 feet to the beginning. Description is the same as the previous deed of record.

Being the same property conveyed to Justin Kirkland, single by Special Warranty Deed from Federal Home Loan Mortgage Corporation, dated 07/25/2013 and recorded 09/20/2013, of record in Instrument No. 20130920-0099353, in the Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Austin Guillemet, a married man by Warranty Deed from Justin Kirkland, a single man, dated 02/25/2019 and recorded 03/06/2019, of record in Instrument No. 20190306-0020487, Register's Office for Davidson County, Tennessee.

This property has never been the marital residence of Grantor.

Subject to: Notice of Completion of record in Instrument No. 20190724-0072767, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 407 Pitts Avenue, Old Hickory, TN 37138
(House Number) (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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 9 day of August, 2019.

Austin Guillemet

State of CALIFORNIA
County of MONTEREY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Austin Guillemet, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 9th day of August, 2019.

Notary Public:
My Commission Expires: 21 Oct 2019

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

ASP1 DONNA J.R. CONNE COMM. #2127893 Notary Public-California County of Monterey My Comm. Exp. Oct 21, 2019 ASP1